



# INDUSTRIAL SITE INVENTORY

8401687

## I. INTRODUCTION

This survey provides an overview of the location and number of parcels that are vacant and that may be used for industrial purposes within the City of Reedley and the Reedley sphere of influence.

The report has been prepared by the Industrial Site Committee as part of the Reedley Community Audit. Properties shown are not necessarily available but it is assumed that vacant land or land in agriculture that is planned or zoned for industrial use will ultimately be used for industrial purposes.

The parcels discussed in this inventory are within the City of Reedley sphere of influence and are shown for industrial development in the City and County general plans. Anyone interested in the details of the general plans for Fresno County or the City of Reedley may obtain such information from the Planning Departments of the respective agencies.

## II. SUMMARY OF CONCLUSIONS

There are 33 parcels included within the industrial site inventory.

Of the total available parcels, there are 28 existing parcels 25 acres and under, 4 parcels 25 to 50 acres, and 1 parcel 50 to 100 acres. An industrial park is in the planning stages which may combine properties to provide for a wide variety of parcel sizes.

283.02 acres or 56.28% is designated for light industrial use, 164.02 acres or 62% designated for heavy industrial, and 55.83 acres or 11.10% designated for planned industrial for a total of 502.87 available industrial acreage.

## III. PARCEL ANALYSIS

### A. General Location

The general location of all available parcels is adjacent to the parallel railroad through the center of Reedley and in the southeast quadrant of the City south of Dinuba Avenue and east of East Avenue. There are four study areas within these boundaries (see location map).



## B. Description of Study Area

Area A - Consists of 9 parcels generally located within the townsite area between North Avenue and Dinuba Avenue and "I" Street and the alley west of "G" Street.

Area B - Consists of 11 parcels generally located south of Dinuba, north of the Santa Fe railroad tracks and east of East Avenue.

Area C - Consists of 7 parcels generally located between the Santa Fe and Southern Pacific railroad tracks and southeast of Dinuba Avenue.

Area D - Consists of 6 parcels generally located southwest of the Southern Pacific railroad tracks and east of East Avenue extended and between Shoemake Avenue extended and Floral Avenue extended.

## IV. PARCEL DATA SHEETS

Individual data sheets are provided for each parcel and are tied to the Fresno County Assessor's mapping system. Each study area has a map index showing the location of each parcel with a number that corresponds to a parcel data sheet.

## V. GENERAL PLAN POLICIES RELATIVE TO INDUSTRIAL DEVELOPMENT

### A. Land Use Element - Adopted 1977

The General Plan map identifies two industrial land use classifications: Limited Industry and General Industry. The differentiation is intended to direct industrial development to sites where conflicts with other land uses are minimized.

### B. Objectives

1. Expand and diversify the industrial economic base.
2. Maintain planned industrial areas free of non-industrial uses.
3. Provide for the timely development of planned industrial areas as determined by community needs and the availability of urban services.
4. Provide for transitional, low intensity uses within planned industrial areas adjacent to non-industrial areas.

of the 19th century, the number of titles increased from 1,000 to 10,000, and the number of titles per year increased from 100 to 1,000.

The growth of the market for books in the United States was accompanied by a growth in the number of titles and the number of titles per year.

Second, there was a tendency to increase the number of titles per year, and the number of titles per year increased from 100 to 1,000.

Third, there was a tendency to increase the number of titles per year, and the number of titles per year increased from 100 to 1,000.

Fourth, there was a tendency to increase the number of titles per year, and the number of titles per year increased from 100 to 1,000.

Finally, there was a tendency to increase the number of titles per year, and the number of titles per year increased from 100 to 1,000.

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Third, there was a tendency to increase the number of titles per year, and the number of titles per year increased from 100 to 1,000.

5. Maximize the compatibility of planned industrial areas with surrounding non-industrial uses.
6. Accommodate new industrial uses within planned industrial areas.

#### C. Policies

Limited Industry provides for non-intensive manufacturing and storage activities which do not have detrimental impacts on surrounding properties. The City encourages Limited Industrial development in areas where the use is compatible with the existing or planned use on the surrounding property.

General Industry provides for a full range of manufacturing, processing, and storage activities. Land designated for General Industry may be developed to a less intensive industrial use.

Community sewer and water services shall be required for industrial development.

Planned industrial uses which are located within the unincorporated area should be developed within the City in accordance with policies from the Urban Growth Management section concerning availability of urban services and County referral for annexation.

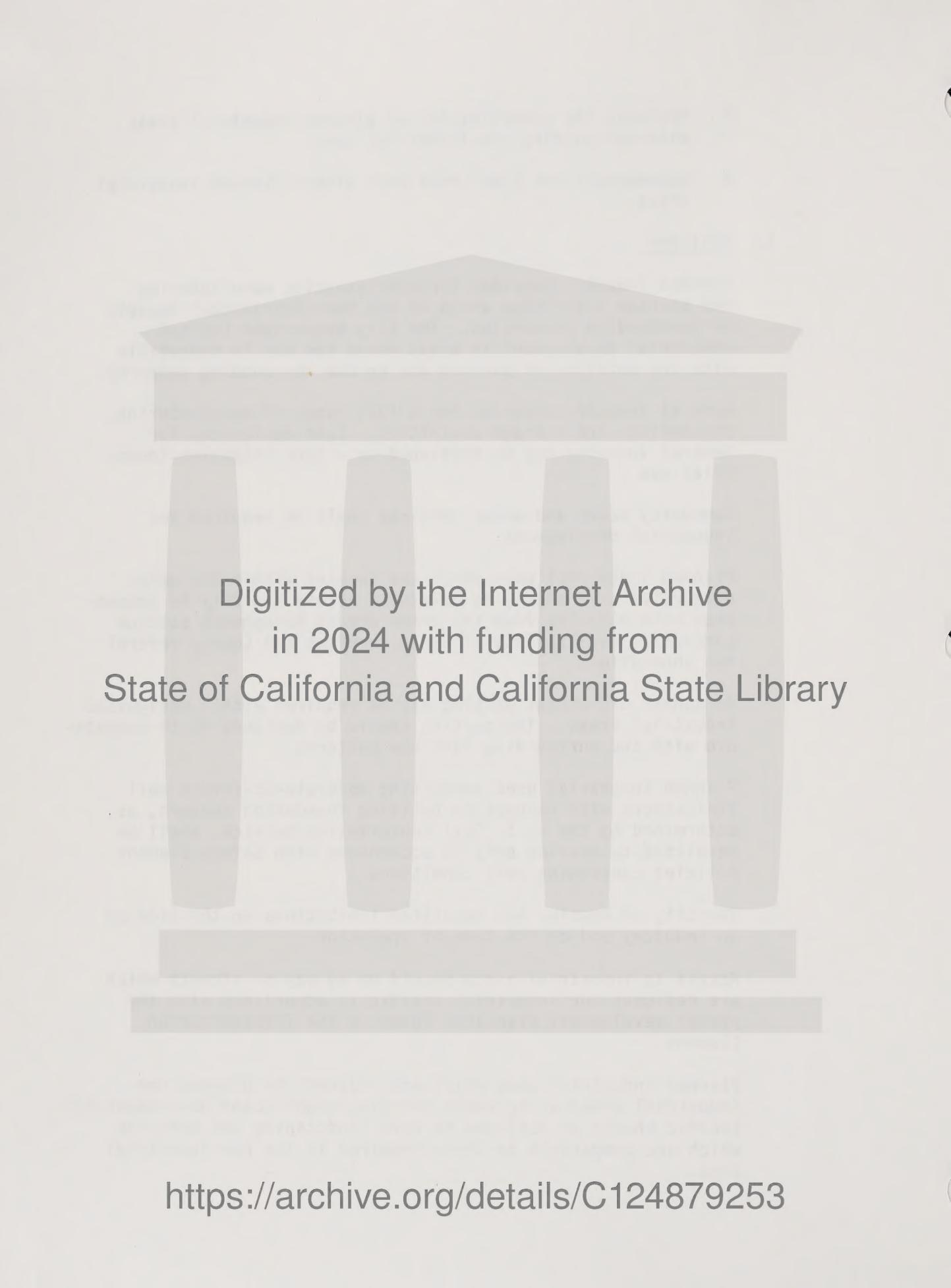
Permanent off-street parking may be required within designated industrial areas. The parking should be designed to be compatible with the surrounding land use patterns.

Planned industrial uses exhibiting moderate-to-severe soil limitations with respect to building foundation support, as determined by the U. S. Soil Conservation Service, shall be permitted to develop only in accordance with Safety Element Policies concerning soil conditions.

The City of Reedley may establish limitations on the size of an industry and on its time of operation.

Access to industrial areas should be by way of streets which are designed for industrial traffic in accordance with the street development standards found in the Transportation Element.

Planned industrial uses which are adjacent to planned non-industrial areas or to roads carrying significant non-industrial traffic should be designed to have landscaping and setbacks which are comparable to those required in the non-industrial area.



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The City should permit the development of only Limited Industry uses within planned industrial areas adjacent to planned non-industrial property.

New industrial uses should be encouraged to concentrate in the southeastern portion of the Planning Area where they are downwind from other less intensive uses.

New industrial uses which are proposed for development within the planned industrial area located between "G" and "I" Streets, in the central core of the community, should be carefully evaluated to ensure that they do not have a detrimental effect on the surrounding non-industrial land uses.

Industrial development should occur in an orderly manner as land is able to be provided with urban services. It should be phased as follows:

1. Immediate industrial development should occur in the southeastern portion of the community, in the area bounded by Dinuba Avenue, Buttonwillow Avenue, and the Santa Fe tracks and in the area between "G" and "I" Streets in the central core area, where urban services are generally available.
2. Second stage development should occur in the area south of Dinuba Avenue bounded by the Santa Fe and Southern Pacific tracks, and Buttonwillow Avenue.
3. Third stage development should occur in the Industrial Reserve areas to the east of Buttonwillow Avenue and southwest of the Southern Pacific tracks.
4. Planned unit developments may be permitted in planned industrial area subject to the provisions of the Planned Unit Development section.

#### D. Proposed Industrial Land Uses

Limited Industry is planned in three basic locations within the community: (a) along the Santa Fe and Southern Pacific railroad tracks within the central core area of the City; (b) at the southeast and northeast corners of Manning and Buttonwillow Avenues; and (c) in the southeastern portion of the community from Dinuba Avenue south generally to the Santa Fe tracks. In addition, two areas south of Dinuba Avenue are designated as Limited Industry Reserves.

and the 1990s. The new government, which came into office in 1994, has been instrumental in the development of the new political system.

It is important to understand the political and cultural and social context of the new government. The new government has been able to implement its policies because it has been able to gain the support of the people and the political parties.

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General Industry is planned for the area south of Dinuba Avenue, generally between the two railroads. In addition, General Industry Reserves are shown in the area generally between the Southern Pacific and the "I" Street/Columbia Avenue alignment, and in the area east of Buttonwillow Avenue. The Plan seeks to minimize the possible adverse impact of General Industrial uses on nearby non-industrial areas by locating a band of Limited Industry generally on the periphery of the General Industry.

The planned industrial areas north of Dinuba Avenue are generally similar to the industrial pattern shown on the 1964 Plan and reflect the existing community zoning and/or land use patterns. While the planned industrial area south of Dinuba Avenue was also indicated for industry on the earlier Plan, a more extensive industrial pattern is shown on this Plan update.

Only a small portion of this designated industrial area in the southeastern section of the community has actually undergone industrial development, leaving an abundance and choice of potentially available sites. The amount of land set aside for industrial development exceeds the anticipated need within the planning period. Most of these sites are large, convenient to rail service, close to existing and planned highways, and can be provided with urban services during the course of the planning period. In addition, by clustering industrial uses in the southeastern section of the Planning Area, the operational efficiencies of firms may be maximized while industrial uses are encouraged to locate downwind from the remainder of the community.

#### E. Transportation Element - Adopted 1977

Access to property abutting an arterial or collector roadway will be subject to the following criteria:

1. Direct access from an arterial or collector to a major traffic generator should be restricted through design requirements on new developments which provide for frontage roads, access to other roads, or limits on the number and location of direct access points. Major traffic generators may be defined as including, but not being limited to, large multiple-family residential developments, large commercial developments, industrial developments, educational institutions and medical centers.



## VI. INDUSTRIAL PARK

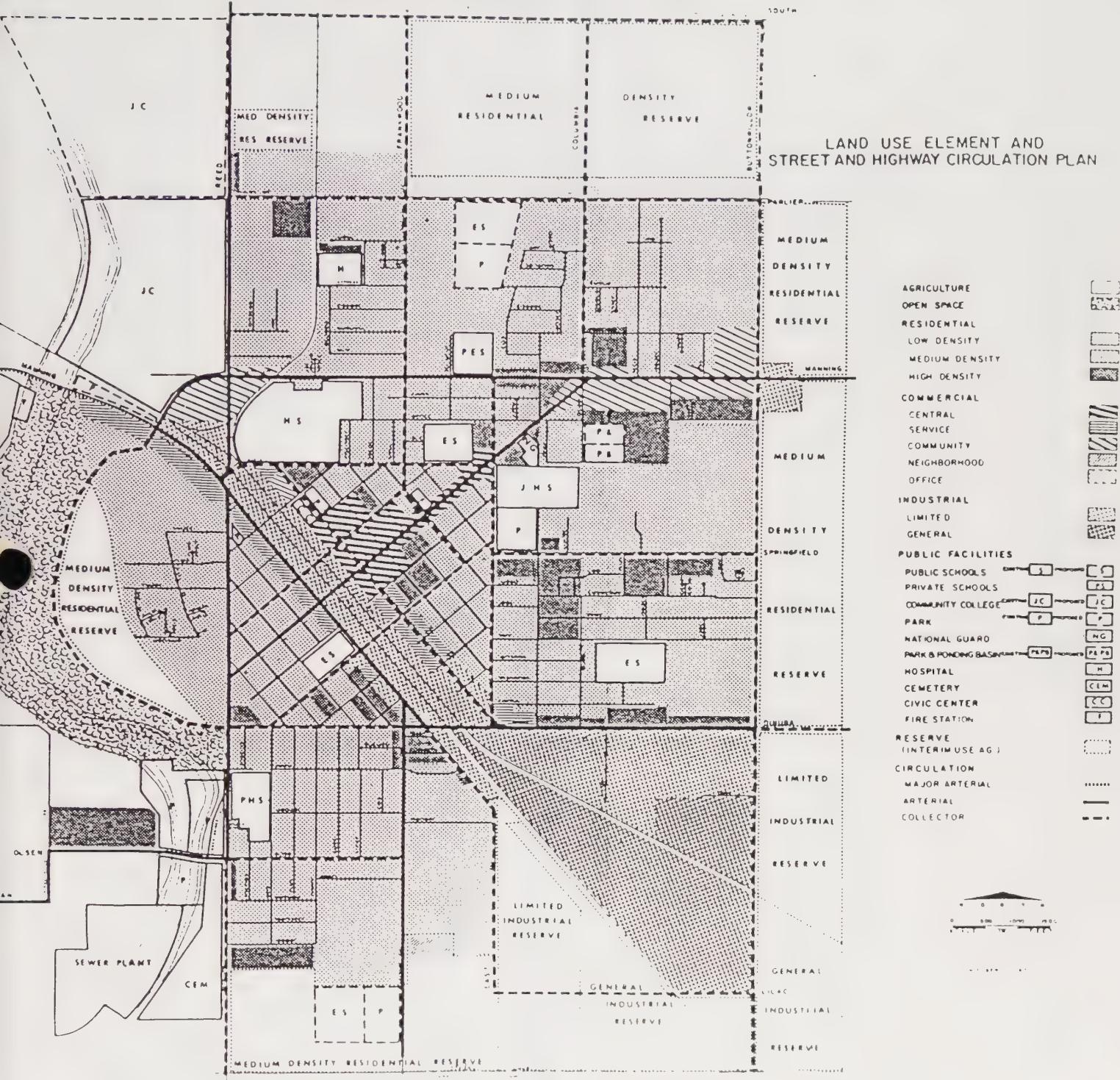
The City of Reedley City Council has budgeted to conduct a Specific Area Plan for a 100-acre industrial park located between the Atchison Topeka and Santa Fe railroad and the Southern Pacific railroad and fronting on Buttonwillow Avenue. Annexation has been initiated on this property. This is the property included in Study Area C and a portion of B.



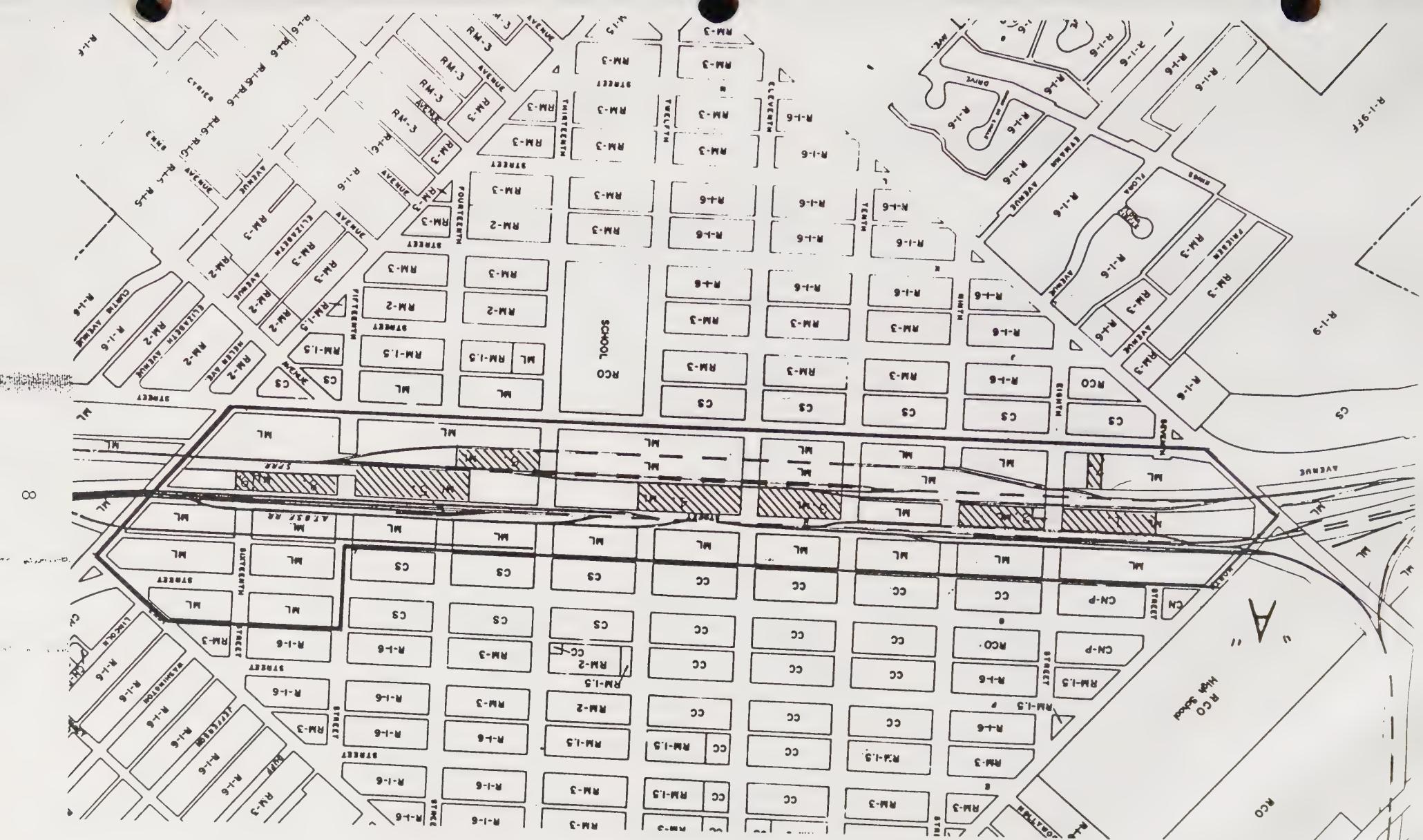
## REEDLEY GENERAL PLAN

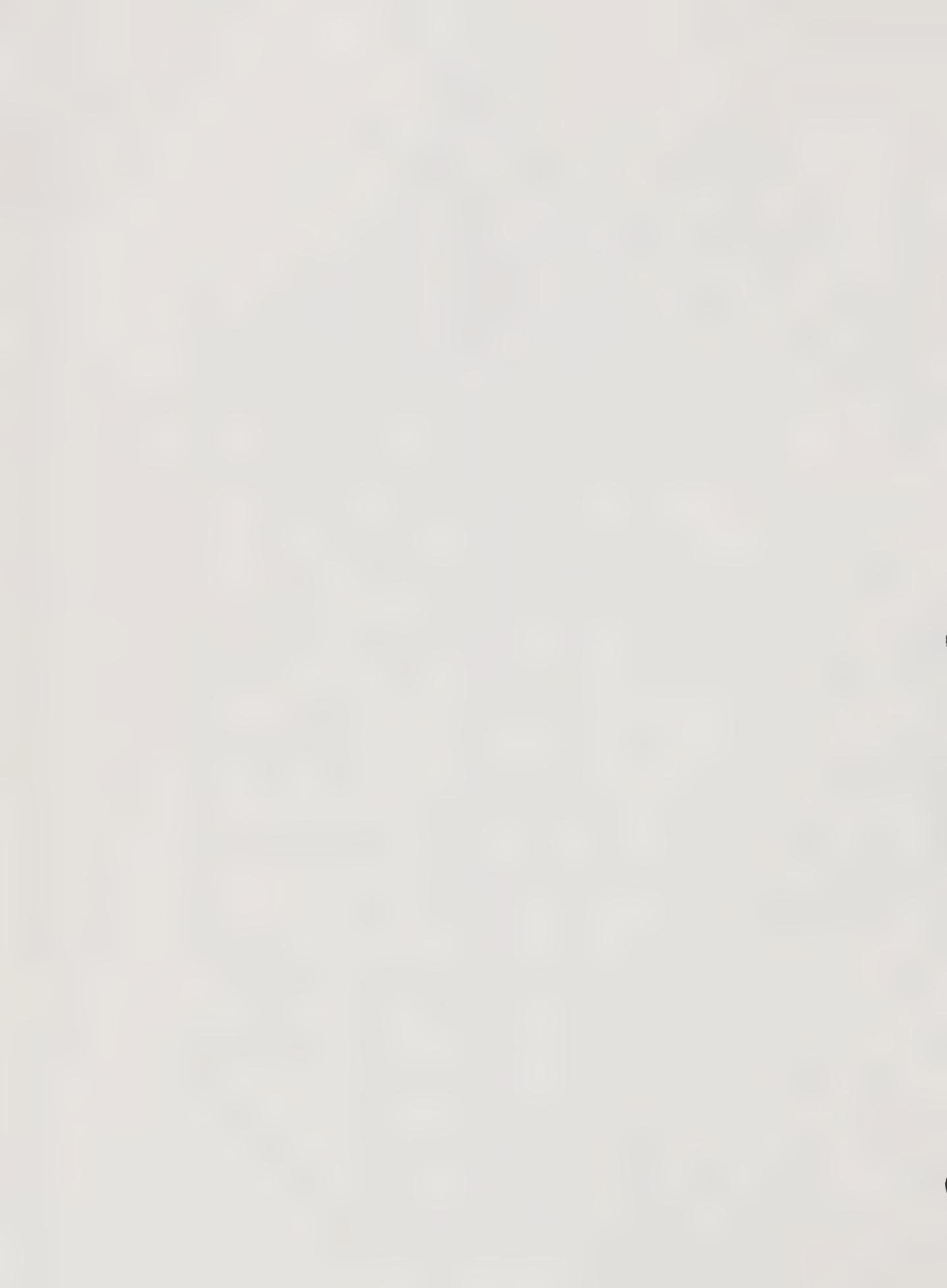
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## LAND USE ELEMENT AND STREET AND HIGHWAY CIRCULATION PLAN









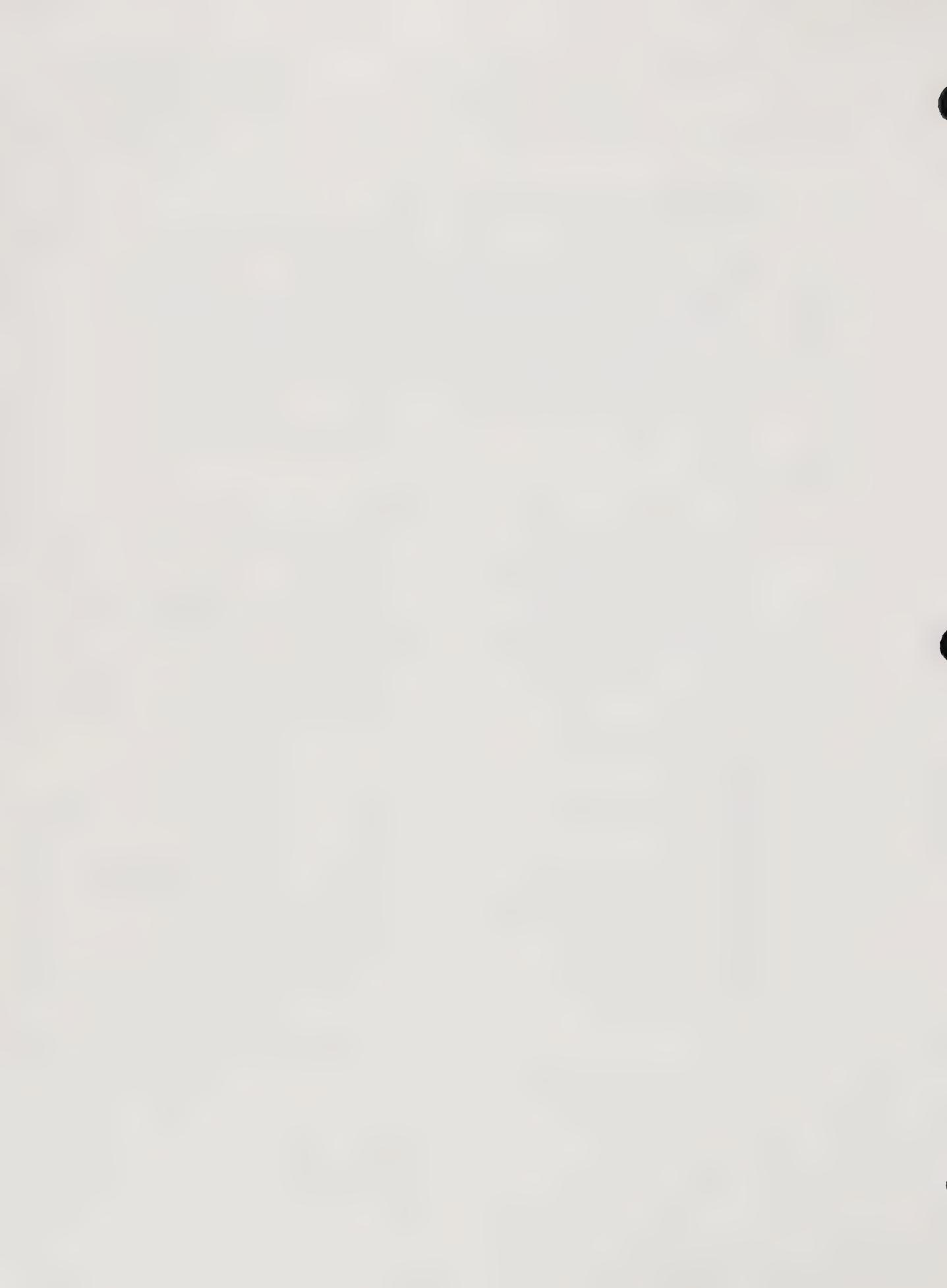
## INVENTORY OF INDUSTRIAL PARCELS

A-1

APN: 368-010-57  
 LOCALE: Between R/R at 8th St.  
 ACRES: 1.35  
 COMPILED: 4/4/84

| INVENTORY DATA     |  |  |
|--------------------|--|--|
| PARCEL INFORMATION | Assessed Value                           | \$126,096  |
|                    | Parcel Location                          | On 8th St. between R/R                             |
|                    | Existing Use of Parcel                   | Vacant   |
|                    | Present Zoning Designation               | M-L - light industrial                             |
|                    | Present Zoning Jurisdiction              | City of Reedley                                    |
|                    | Sphere of Influence                      | City of Reedley                                    |
|                    | Planning Area                            | City of Reedley                                    |
|                    | Within $\frac{1}{2}$ Mile of City Limits | N/A  |
| PLANNED LAND USE   | Land Conservation Contract               | No   |
|                    | Planned Land Use                         | Limited industrial                                 |
|                    | Site Preparation prior to Const.         | None   |
| UTILITIES          | Sewer Service                            | City of Reedley                                    |
|                    | Available Line Size                      | 10 inches  |
|                    | Distance to Existing Line                | Adjacent   |
|                    | Sewer Connection Charge                  | \$5.00 per front foot                              |
|                    | Water Service                            | City of Reedley/WW fees                            |
|                    | Available Line Size                      | 8 inches   |
|                    | Distance to Existing Line                | 125 feet   |
|                    | Storm Drain                              | City of Reedley                                    |
|                    | Master Plan Adopted                      | Yes  |
|                    | Charges                                  | \$995 per acre                                     |
|                    | Natural Gas Service                      |  |
|                    | Electrical Service                       | Consult local utilities                            |
|                    | Telephone                                |  |
| TRANSPORTATION     | Rail Availability                        | Yes  |
|                    | Distance to Nearest Rail                 | Adjacent   |
|                    | Rail Type                                | Spur   |
|                    | Rail Company                             | Southern Pacific & Santa Fe                        |
|                    | Adjacent Road Classification             | Local  |
|                    | Nearest Major Intersection               | Reed & "I" Street                                  |
|                    | Distance to Intersection                 | .09 miles  |
|                    | Nearest Major Highway                    | Manning Avenue                                     |
|                    | Distance to Highway                      | .30 miles  |
| OTHER INFORMATION  | Total Tax Rate                           |  |
|                    | Tax Area                                 |  |
|                    | Other Districts                          | Alta Irrigation District                           |
|                    | Objectionable Easements On Site          | No   |
|                    | Name and Address of Present Owners       | Hideki Otani<br>P. O. Box 790<br>Reedley, CA 93654 |
|                    |  |  |
|                    |  |  |

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.



## INVENTORY OF INDUSTRIAL PARCELS

A-2

APN: 368-010-34  
 LOCALE: 8th St. between R/R  
 ACRES: 2.0+  
 COMPILED: 4/4/84

|                    |  | INVENTORY DATA   |
|--------------------|--|--|
| PARCEL INFORMATION | Assessed Value                           | \$25,470   |
|                    | Parcel Location                          | 8th St. between R/R  |
|                    | Existing Use of Parcel                   | Vacant/building on 8th St.   |
|                    | Present Zoning Designation               | M-L - light industrial   |
|                    | Present Zoning Jurisdiction              | City of Reedley  |
|                    | Sphere of Influence                      | City of Reedley  |
|                    | Planning Area                            | City of Reedley  |
|                    | Within $\frac{1}{2}$ Mile of City Limits | N/A  |
| PLANNED LAND USE   | Land Conservation Contract               | No   |
|                    | Planned Land Use                         | Limited industrial   |
|                    | Site Preparation prior to Const.         | None   |
| UTILITIES          | Sewer Service                            | City of Reedley  |
|                    | Available Line Size                      | 10 inches  |
|                    | Distance to Existing Line                | Adjacent   |
|                    | Sewer Connection Charge                  | \$5.00 per front foot  |
|                    | Water Service                            | City of Reedley/WW fees  |
|                    | Available Line Size                      | 8 inches   |
|                    | Distance to Existing Line                | 150 feet   |
|                    | Storm Drain                              | City of Reedley  |
|                    | Master Plan Adopted                      | Yes  |
|                    | Charges                                  | \$995 per acre   |
|                    | Natural Gas Service                      |  |
|                    | Electrical Service                       | Consult local utilities  |
|                    | Telephone                                |  |
| TRANSPORTATION     | Rail Availability                        | Yes  |
|                    | Distance to Nearest Rail                 | Adjacent   |
|                    | Rail Type                                | Spur   |
|                    | Rail Company                             | Southern Pacific & Santa Fe  |
|                    | Adjacent Road Classification             | Local  |
|                    | Nearest Major Intersection               | Reed & "I" Street  |
|                    | Distance to Intersection                 | .10 miles  |
|                    | Nearest Major Highway                    | Manning Avenue   |
|                    | Distance to Highway                      | .31 miles  |
| OTHER INFORMATION  | Total Tax Rate                           |  |
|                    | Tax Area                                 |  |
|                    | Other Districts                          | Alta Irrigation District   |
|                    | Objectionable Easements On Site          | No   |
|                    | Name and Address of Present Owners       | Growers Supply<br>C/O Western Farms Inc.<br>10th & "G" Street<br>Reedley, CA 93654 |

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INVENTORY OF INDUSTRIAL PARCELS  
A-3

APN: 368-380-09  
LOCALE: Between R/R & 10th & 11th  
ACRES: .74  
COMPILED: 4/4/84

|                    |  | INVENTORY DATA  |
|--------------------|--|---|
| PARCEL INFORMATION | Assessed Value                           | \$234,820   |
|                    | Parcel Location                          | Between R/R & 10th and 11th                           |
|                    | Existing Use of Parcel                   | Vacant  |
|                    | Present Zoning Designation               | M-L - light industrial                                |
|                    | Present Zoning Jurisdiction              | City of Reedley                                       |
|                    | Sphere of Influence                      | City of Reedley                                       |
|                    | Planning Area                            | City of Reedley                                       |
|                    | Within $\frac{1}{2}$ Mile of City Limits | N/A   |
| PLANNED LAND USE   | Land Conservation Contract               | No  |
|                    | Planned Land Use                         | Limited industrial                                    |
|                    | Site Preparation prior to Const.         | None  |
| UTILITIES          | Sewer Service                            | City of Reedley                                       |
|                    | Available Line Size                      | 8 inches  |
|                    | Distance to Existing Line                | Adjacent  |
|                    | Sewer Connection Charge                  | \$5.00 per front foot                                 |
|                    | Water Service                            | City of Reedley/WW fees                               |
|                    | Available Line Size                      | 6 inches  |
|                    | Distance to Existing Line                | Adjacent  |
|                    | Storm Drain                              | City of Reedley                                       |
|                    | Master Plan Adopted                      | No  |
|                    | Charges                                  | \$995 per acre  |
|                    | Natural Gas Service                      |   |
|                    | Electrical Service                       | Consult local utilities                               |
|                    | Telephone                                |   |
| TRANSPORTATION     | Rail Availability                        | Yes   |
|                    | Distance to Nearest Rail                 | Adjacent  |
|                    | Rail Type                                | Spur  |
|                    | Rail Company                             | Southern Pacific & Santa Fe                           |
|                    | Adjacent Road Classification             | Arterial and collector                                |
|                    | Nearest Major Intersection               | 11th & "I" Street                                     |
|                    | Distance to Intersection                 | .14 miles   |
|                    | Nearest Major Highway                    | Manning Avenue  |
|                    | Distance to Highway                      | .68 miles   |
| OTHER INFORMATION  | Total Tax Rate                           |   |
|                    | Tax Area                                 |   |
|                    | Other Districts                          | Alta Irrigation District                              |
|                    | Objectionable Easements On Site          | No  |
|                    | Name and Address of Present Owners       | Citizens Lumber<br>P. O. Box 112<br>Reedley, CA 93654 |
|                    |  |   |

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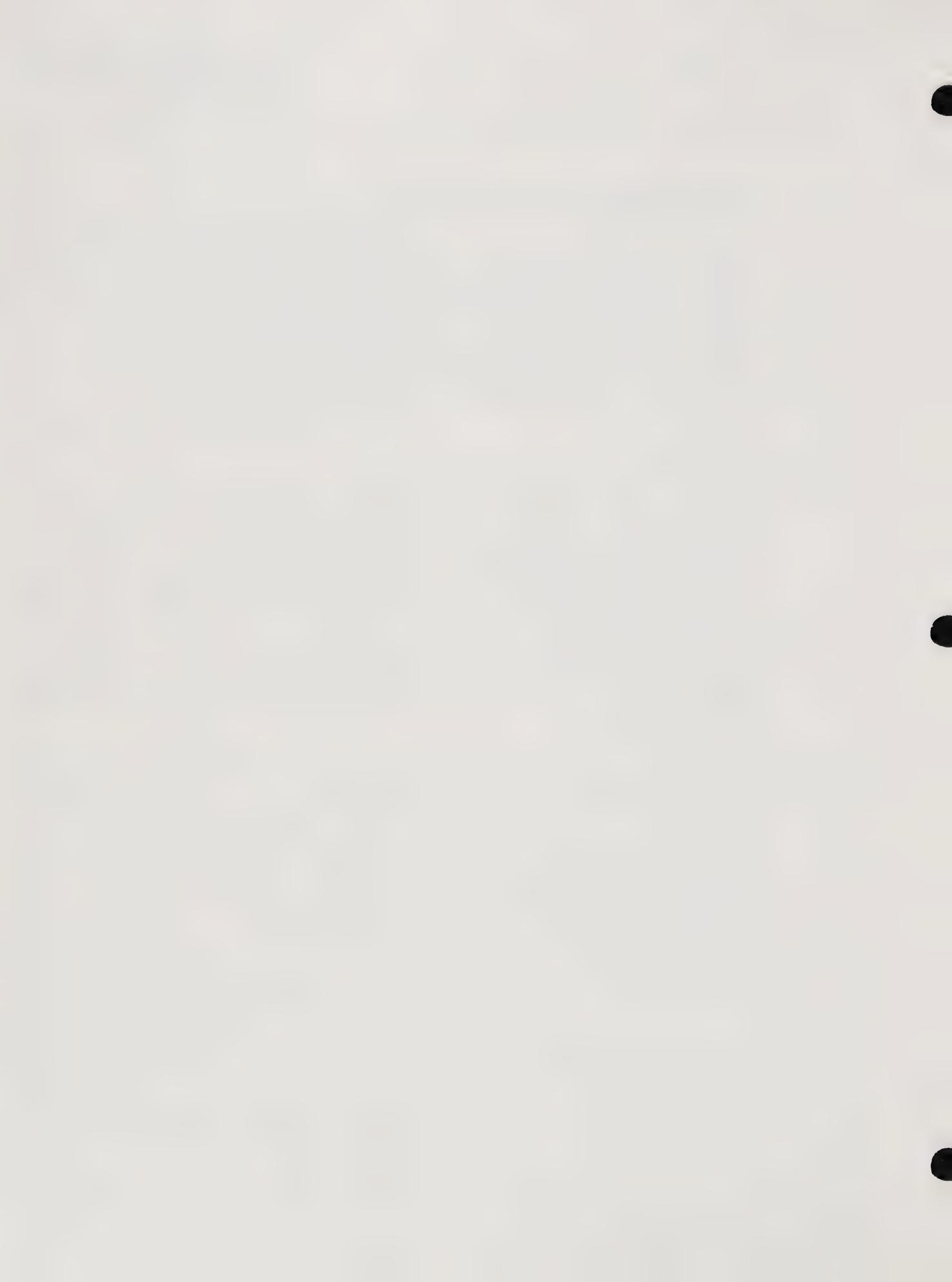
## INVENTORY OF INDUSTRIAL PARCELS

A-4

APN: 368-380-11U  
 LOCALE: Between R/R & 11th-12t  
 ACRES: 3.02  
 COMPILED: 4/4/84

|                    |  | INVENTORY DATA   |
|--------------------|--|--|
| PARCEL INFORMATION | Assessed Value                           | --   |
|                    | Parcel Location                          | Between R/R & 11th and 12th St.  |
|                    | Existing Use of Parcel                   | Vacant/auto sales on 11th St. frontage   |
|                    | Present Zoning Designation               | M-L - light industrial   |
|                    | Present Zoning Jurisdiction              | City of Reedley  |
|                    | Sphere of Influence                      | City of Reedley  |
|                    | Planning Area                            | City of Reedley  |
|                    | Within $\frac{1}{2}$ Mile of City Limits | N/A  |
|                    | Land Conservation Contract               | No   |
|                    | Planned Land Use                         | Limited industrial   |
| UTILITIES          | Site Preparation prior to Const.         | None   |
|                    | Sewer Service                            | City of Reedley  |
|                    | Available Line Size                      | 12 inches  |
|                    | Distance to Existing Line                | Adjacent   |
|                    | Sewer Connection Charge                  | \$5.00 per front foot  |
|                    | Water Service                            | City of Reedley/WW fees  |
|                    | Available Line Size                      | 8 inches   |
|                    | Distance to Existing Line                | Adjacent   |
|                    | Storm Drain                              | City of Reedley  |
|                    | Master Plan Adopted                      | No   |
| TRANSPORTATION     | Charges                                  | \$995 per acre   |
|                    | Natural Gas Service                      |  |
|                    | Electrical Service                       | Consult local utilities  |
|                    | Telephone                                |  |
|                    | Rail Availability                        | Yes  |
|                    | Distance to Nearest Rail                 | Adjacent   |
|                    | Rail Type                                | Spur   |
|                    | Rail Company                             | Southern Pacific & Santa Fe  |
|                    | Adjacent Road Classification             | Arterial   |
|                    | Nearest Major Intersection               | 11th & "I" Street  |
| OTHER INFORMATION  | Distance to Intersection                 | .14 miles  |
|                    | Nearest Major Highway                    | Manning Avenue   |
|                    | Distance to Highway                      | .68 miles  |
|                    | Total Tax Rate                           |  |
|                    | Tax Area                                 |  |
|                    | Other Districts                          | Alta Irrigation District   |
|                    | Objectionable Easements On Site          | No   |
|                    | Name and Address of Present Owners       | Jim Horstman<br>Southern Pacific Land Co.<br>5110 E. Clinton Way<br>Fresno, CA<br>(209) 251-0377 |

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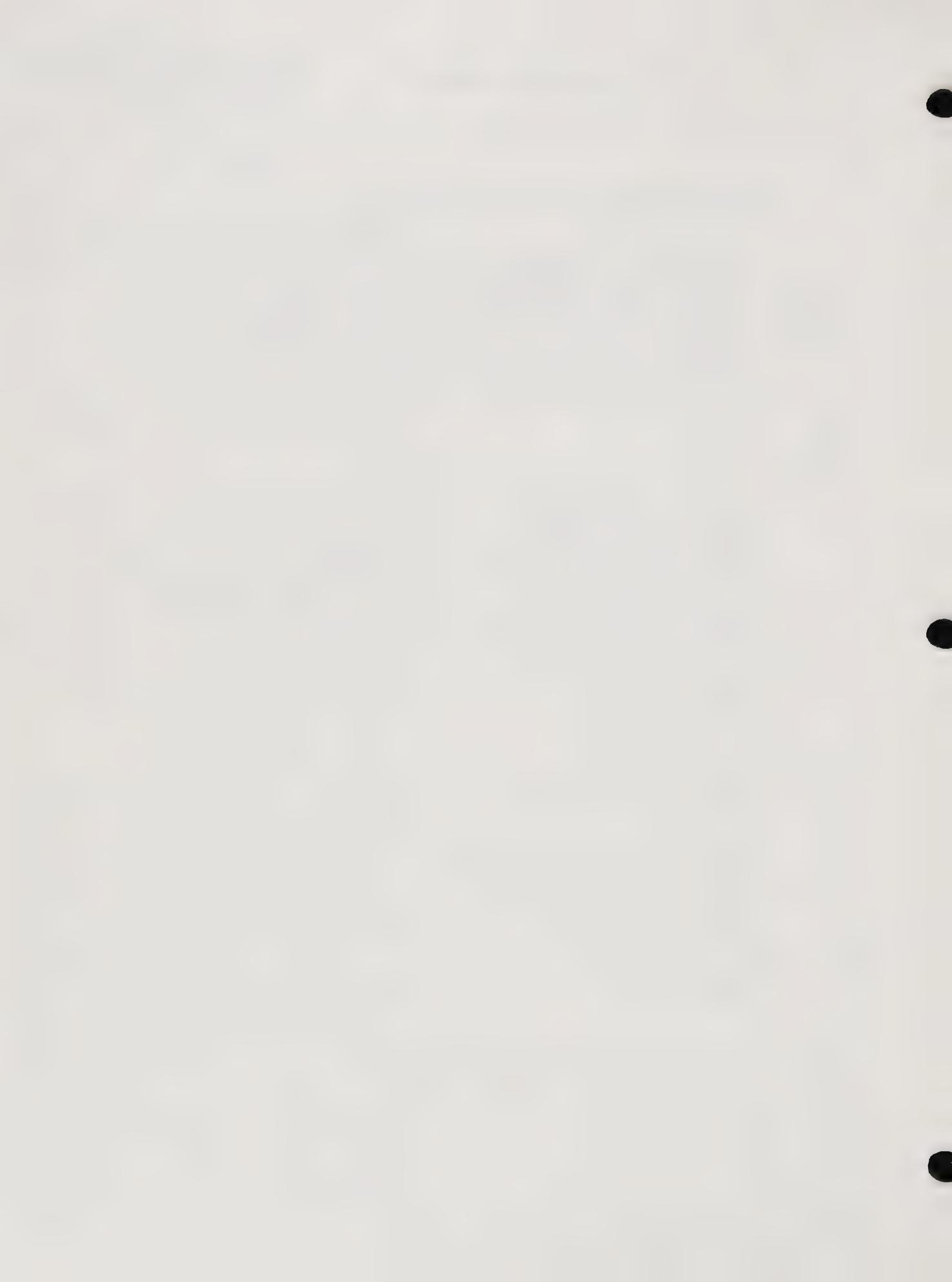
## INVENTORY OF INDUSTRIAL PARCELS

A-5

APN: 368-370-36U  
 LOCALE: Between R/R & 14th-15t  
 ACRES: 2.9  
 COMPILED: 4/5/84

|                    |  | INVENTORY DATA   |
|--------------------|--|--|
| PARCEL INFORMATION | Assessed Value                           | --   |
|                    | Parcel Location                          | Between R/R & 14th and 15th St.  |
|                    | Existing Use of Parcel                   | Vacant   |
|                    | Present Zoning Designation               | M-L - light industrial   |
|                    | Present Zoning Jurisdiction              | City of Reedley  |
|                    | Sphere of Influence                      | City of Reedley  |
|                    | Planning Area                            | City of Reedley  |
|                    | Within $\frac{1}{2}$ Mile of City Limits | N/A  |
| PLANNED LAND USE   | Land Conservation Contract               | No   |
|                    | Planned Land Use                         | Limited industrial   |
|                    | Site Preparation prior to Const.         | None   |
| UTILITIES          | Sewer Service                            | City of Reedley  |
|                    | Available Line Size                      | 10 inches  |
|                    | Distance to Existing Line                | Adjacent   |
|                    | Sewer Connection Charge                  | \$5.00 per front foot  |
|                    | Water Service                            | City of Reedley/WW fees  |
|                    | Available Line Size                      | 10 inches  |
|                    | Distance to Existing Line                | 300 feet   |
|                    | Storm Drain                              | City of Reedley  |
|                    | Master Plan Adopted                      | Yes  |
|                    | Charges                                  | \$995 per acre   |
|                    | Natural Gas Service                      |  |
|                    | Electrical Service                       | Consult local utilities  |
|                    | Telephone                                |  |
| TRANSPORTATION     | Rail Availability                        | Yes  |
|                    | Distance to Nearest Rail                 | Adjacent   |
|                    | Rail Type                                | Spur   |
|                    | Rail Company                             | Southern Pacific & Santa Fe  |
|                    | Adjacent Road Classification             | Collector  |
|                    | Nearest Major Intersection               | 13th & "I" Street  |
|                    | Distance to Intersection                 | .10 miles  |
|                    | Nearest Major Highway                    | Manning Avenue   |
|                    | Distance to Highway                      | .95 miles  |
| OTHER INFORMATION  | Total Tax Rate                           |  |
|                    | Tax Area                                 |  |
|                    | Other Districts                          | Alta Irrigation District   |
|                    | Objectionable Easements On Site          | No   |
|                    | Name and Address of Present Owners       | Jim Horstman<br>Southern Pacific Land Co.<br>5110 E. Clinton Way<br>Fresno, CA<br>(209) 251-0377 |
|                    |  |  |
|                    |  |  |

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## INVENTORY OF INDUSTRIAL PARCELS

A-6

APN: 368-370-36U  
 LOCALE: 13th St.  
 ACRES: .94  
 COMPILED: 4/5/84

|                    |  | INVENTORY DATA   |
|--------------------|--|--|
| PARCEL INFORMATION | Assessed Value                           | --   |
|                    | Parcel Location                          | 13th St. & Southern Pacific R/R  |
|                    | Existing Use of Parcel                   | Vacant   |
|                    | Present Zoning Designation               | M-L - light industrial   |
|                    | Present Zoning Jurisdiction              | City of Reedley  |
|                    | Sphere of Influence                      | City of Reedley  |
|                    | Planning Area                            | City of Reedley  |
|                    | Within $\frac{1}{2}$ Mile of City Limits | N/A  |
|                    | Land Conservation Contract               | No   |
| PLANNED LAND USE   | Planned Land Use                         | Limited industrial   |
|                    | Site Preparation prior to Const.         | None   |
| UTILITIES          | Sewer Service                            | City of Reedley  |
|                    | Available Line Size                      | 6 inches   |
|                    | Distance to Existing Line                | 450 feet   |
|                    | Sewer Connection Charge                  | \$5.00 per front foot  |
|                    | Water Service                            | City of Reedley/WW fees  |
|                    | Available Line Size                      | 8 inches   |
|                    | Distance to Existing Line                | Adjacent   |
|                    | Storm Drain                              | City of Reedley  |
|                    | Master Plan Adopted                      | Yes  |
|                    | Charges                                  | \$995 per acre   |
|                    | Natural Gas Service                      |  |
|                    | Electrical Service                       | Consult local utilities  |
| TRANSPORTATION     | Telephone                                |  |
|                    | Rail Availability                        | Yes  |
|                    | Distance to Nearest Rail                 | Adjacent   |
|                    | Rail Type                                | Spur   |
|                    | Rail Company                             | Southern Pacific   |
|                    | Adjacent Road Classification             | Collector  |
|                    | Nearest Major Intersection               | 13th & "I" Street  |
|                    | Distance to Intersection                 | .10 miles  |
|                    | Nearest Major Highway                    | Manning Avenue   |
| OTHER INFORMATION  | Distance to Highway                      | .94 miles  |
|                    | Total Tax Rate                           |  |
|                    | Tax Area                                 |  |
|                    | Other Districts                          | Alta Irrigation District   |
|                    | Objectionable Easements On Site          | No   |
|                    | Name and Address of Present Owners       | Jim Horstman<br>Southern Pacific Land Co.<br>5110 E. Clinton Way<br>Fresno, CA<br>(209) 251-0377 |

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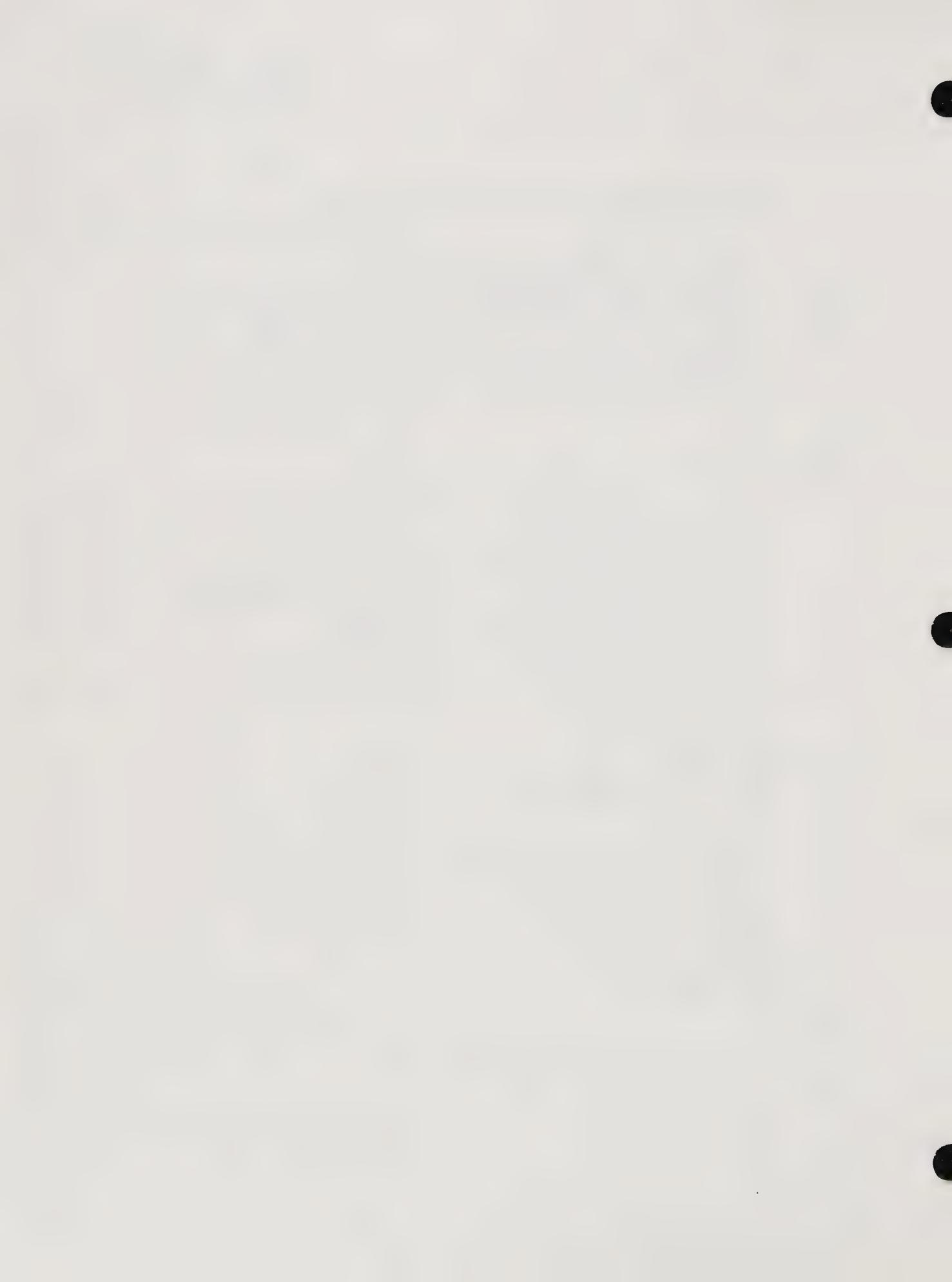
## INVENTORY OF INDUSTRIAL PARCELS

A-7

APN: 368-094-06S  
 LOCALE: 7th & "I" St.  
 ACRES: .27  
 COMPILED: 4/5/84

|                                    |  | INVENTORY DATA                  |
|------------------------------------|--|---------------------------------|
| PARCEL INFORMATION                 | Assessed Value                           | \$48,480                        |
|                                    | Parcel Location                          | "I" St. between 7th and 8th St. |
|                                    | Existing Use of Parcel                   | Vacant                          |
|                                    | Present Zoning Designation               | M-L - light industrial          |
|                                    | Present Zoning Jurisdiction              | City of Reedley                 |
|                                    | Sphere of Influence                      | City of Reedley                 |
|                                    | Planning Area                            | City of Reedley                 |
|                                    | Within $\frac{1}{2}$ Mile of City Limits | N/A                             |
| PLANNED LAND USE                   | Land Conservation Contract               | No                              |
|                                    | Planned Land Use                         | Limited industrial              |
|                                    | Site Preparation prior to Const.         | None                            |
| UTILITIES                          | Sewer Service                            | City of Reedley                 |
|                                    | Available Line Size                      | 10 inches                       |
|                                    | Distance to Existing Line                | 200 feet                        |
|                                    | Sewer Connection Charge                  | \$5.00 per front foot           |
|                                    | Water Service                            | City of Reedley/WW fees         |
|                                    | Available Line Size                      | 8 inches                        |
|                                    | Distance to Existing Line                | Adjacent                        |
|                                    | Storm Drain                              | City of Reedley                 |
|                                    | Master Plan Adopted                      | Yes                             |
|                                    | Charges                                  | \$995 per acre                  |
|                                    | Natural Gas Service                      |                                 |
|                                    | Electrical Service                       | Consult local utilities         |
| TRANSPORTATION                     | Telephone                                |                                 |
|                                    | Rail Availability                        | Yes                             |
|                                    | Distance to Nearest Rail                 | Adjacent                        |
|                                    | Rail Type                                | Spur                            |
|                                    | Rail Company                             | Southern Pacific                |
|                                    | Adjacent Road Classification             | Local                           |
|                                    | Nearest Major Intersection               | 8th & "I" Street                |
|                                    | Distance to Intersection                 | .04 miles                       |
| OTHER INFORMATION                  | Nearest Major Highway                    | Manning Avenue                  |
|                                    | Distance to Highway                      | .47 miles                       |
|                                    | Total Tax Rate                           |                                 |
|                                    | Tax Area                                 |                                 |
|                                    | Other Districts                          | Alta Irrigation District        |
|                                    | Objectionable Easements On Site          | No                              |
| Name and Address of Present Owners |  | Wes Isaac                       |
|                                    |  | 17852 E. Huntsman Avenue        |
|                                    |  | Reedley, CA 93654               |

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.



## INVENTORY OF INDUSTRIAL PARCELS

A-8

APN: 368-370-23U  
 LOCALE: Between R/R N. of Dinuba Ave.  
 ACRES: .92  
 COMPILED: 4/5/84

|                    |  | INVENTORY DATA   |
|--------------------|--|--|
| PARCEL INFORMATION | Assessed Value                           | --   |
|                    | Parcel Location                          | North of Dinuba Ave. between R/R   |
|                    | Existing Use of Parcel                   | Vacant   |
|                    | Present Zoning Designation               | M-L - light industrial   |
|                    | Present Zoning Jurisdiction              | City of Reedley  |
|                    | Sphere of Influence                      | City of Reedley  |
|                    | Planning Area                            | City of Reedley  |
|                    | Within $\frac{1}{2}$ Mile of City Limits | N/A  |
|                    | Land Conservation Contract               | No   |
| PLANNED LAND USE   | Planned Land Use                         | Limited industrial   |
|                    | Site Preparation prior to Const.         | None   |
| UTILITIES          | Sewer Service                            | City of Reedley  |
|                    | Available Line Size                      | 10 inches  |
|                    | Distance to Existing Line                | Adjacent   |
|                    | Sewer Connection Charge                  | \$5.00 per front foot  |
|                    | Water Service                            | City of Reedley/WW fees  |
|                    | Available Line Size                      | 6 inches   |
|                    | Distance to Existing Line                | Adjacent   |
|                    | Storm Drain                              | City of Reedley  |
|                    | Master Plan Adopted                      | Yes  |
|                    | Charges                                  | \$995 per acre   |
|                    | Natural Gas Service                      |  |
|                    | Electrical Service                       | Consult local utilities  |
|                    | Telephone                                |  |
| TRANSPORTATION     | Rail Availability                        | Yes  |
|                    | Distance to Nearest Rail                 | Adjacent   |
|                    | Rail Type                                | Main   |
|                    | Rail Company                             | Santa Fe   |
|                    | Adjacent Road Classification             | Arterial   |
|                    | Nearest Major Intersection               | Dinuba & Frankwood   |
|                    | Distance to Intersection                 | .15 miles  |
|                    | Nearest Major Highway                    | Manning Avenue   |
|                    | Distance to Highway                      | 1.21 miles   |
| OTHER INFORMATION  | Total Tax Rate                           |  |
|                    | Tax Area                                 |  |
|                    | Other Districts                          | Alta Irrigation District   |
|                    | Objectionable Easements On Site          | No   |
|                    | Name and Address of Present Owners       | Jim Horstman<br>Southern Pacific Land Co.<br>5110 E. Clinton Way<br>Fresno, CA<br>(209) 251-0377 |
|                    |  |  |
|                    |  |  |

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## INVENTORY OF INDUSTRIAL PARCELS

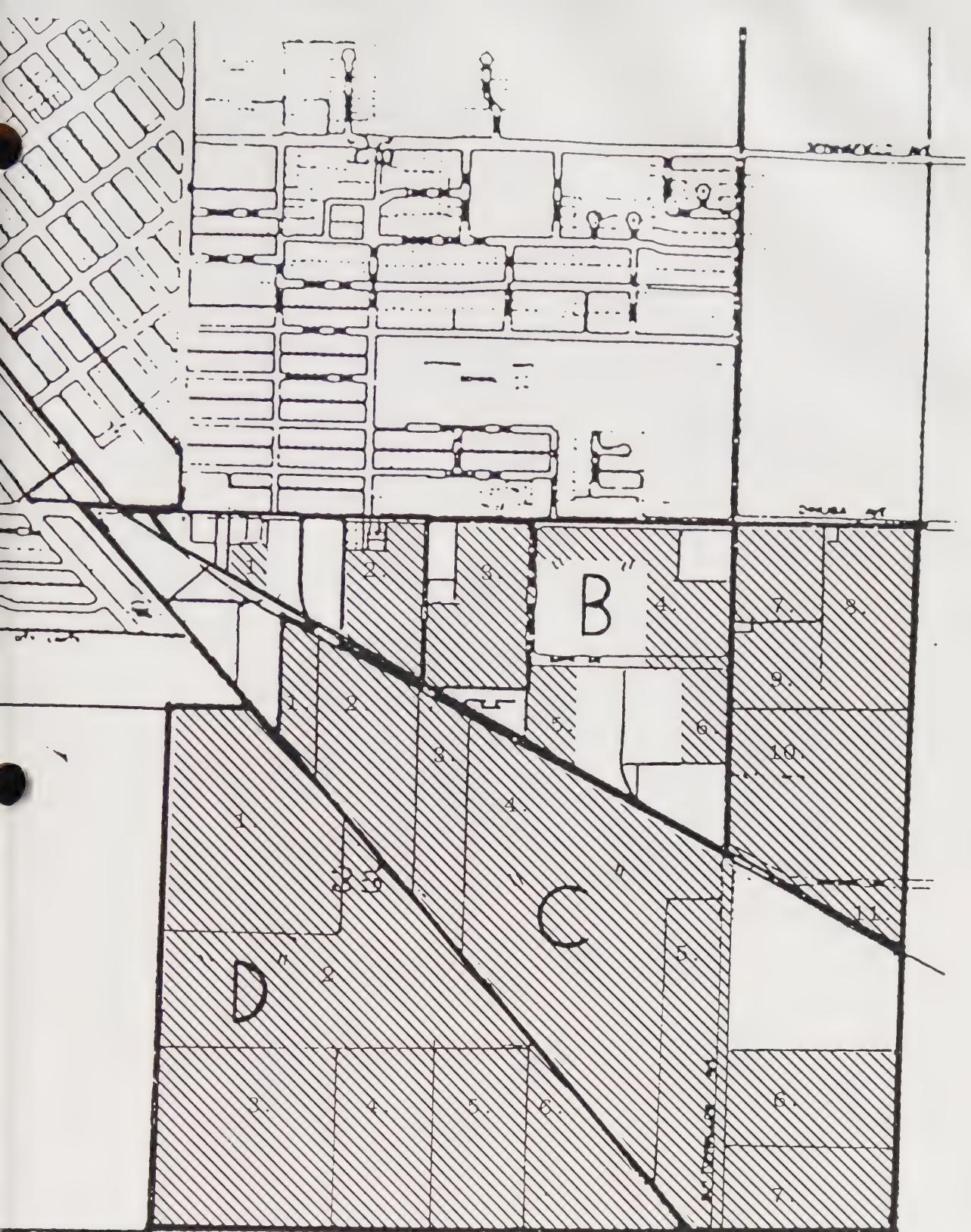
A-9

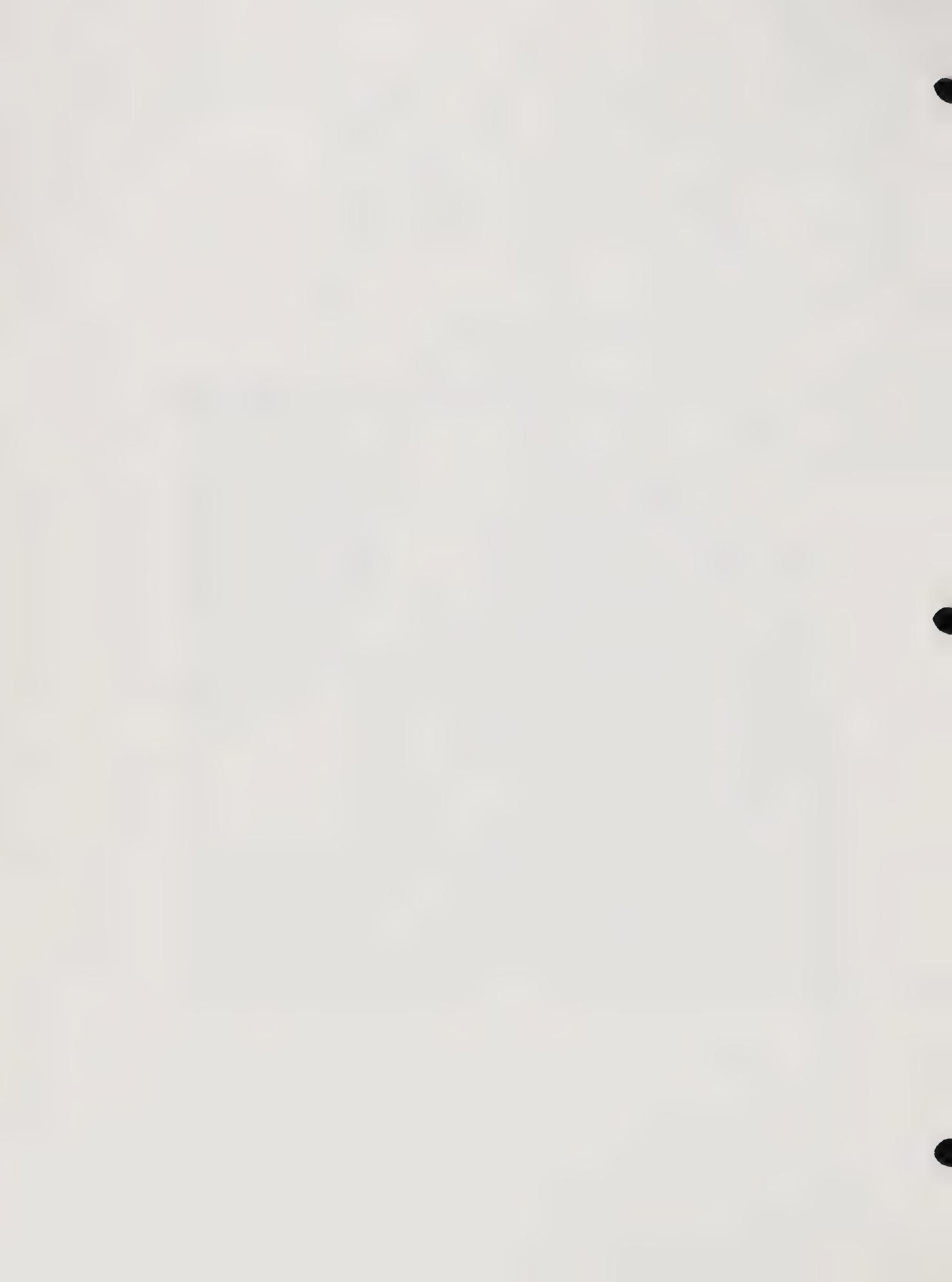
APN: 368-370-04U  
 LOCALE: Between R/R N. of Dinuba Ave.  
 ACRES: .18  
 COMPILED: 4/5/84

|                    |  | INVENTORY DATA   |
|--------------------|--|--|
| PARCEL INFORMATION | Assessed Value                           | --   |
|                    | Parcel Location                          | North of Dinuba between R/R  |
|                    | Existing Use of Parcel                   | Vacant   |
|                    | Present Zoning Designation               | M-L - light industrial   |
|                    | Present Zoning Jurisdiction              | City of Reedley  |
|                    | Sphere of Influence                      | City of Reedley  |
|                    | Planning Area                            | City of Reedley  |
|                    | Within $\frac{1}{2}$ Mile of City Limits | N/A  |
| PLANNED LAND USE   | Land Conservation Contract               | No   |
|                    | Planned Land Use                         | Limited industrial   |
|                    | Site Preparation prior to Const.         | None   |
| UTILITIES          | Sewer Service                            | City of Reedley  |
|                    | Available Line Size                      | 10 inches  |
|                    | Distance to Existing Line                | 450 feet   |
|                    | Sewer Connection Charge                  | \$5.00 per front feet  |
|                    | Water Service                            | City of Reedley/WW fees  |
|                    | Available Line Size                      | 6 inches   |
|                    | Distance to Existing Line                | Adjacent   |
|                    | Storm Drain                              | City of Reedley  |
|                    | Master Plan Adopted                      | Yes  |
|                    | Charges                                  | \$995 per acre   |
|                    | Natural Gas Service                      |  |
|                    | Electrical Service                       | Consult local utilities.   |
| TRANSPORTATION     | Telephone                                |  |
|                    | Rail Availability                        | Yes  |
|                    | Distance to Nearest Rail                 | Adjacent   |
|                    | Rail Type                                | Main   |
|                    | Rail Company                             | Santa Fe   |
|                    | Adjacent Road Classification             | Arterial   |
|                    | Nearest Major Intersection               | Frankwood & "I" Street   |
|                    | Distance to Intersection                 | .14 miles  |
|                    | Nearest Major Highway                    | Manning Avenue   |
| OTHER INFORMATION  | Distance to Highway                      | 1.20 miles   |
|                    | Total Tax Rate                           |  |
|                    | Tax Area                                 |  |
|                    | Other Districts                          | Alta Irrigation  |
|                    | Objectionable Easements On Site          | No   |
|                    | Name and Address of Present Owners       | Jim Horstman<br>Southern Pacific Land Co.<br>5110 E. Clinton Way<br>Fresno, CA<br>(209) 251-0377 |

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## INVENTORY OF INDUSTRIAL PARCELS

B-1

APN: 370-250-06  
 LOCALE: Between Dinuba Ave. & R/R  
 ACRES: 1.19  
 COMPILED: 3/21/84

|                    |  | INVENTORY DATA  |
|--------------------|--|---|
| PARCEL INFORMATION | Assessed Value                           | \$26,670  |
|                    | Parcel Location                          | Between Dinuba Ave. & R.R. Adj.<br>to Gerawan Packing House |
|                    | Existing Use of Parcel                   | Parking and storage   |
|                    | Present Zoning Designation               | M-L - light industrial                                      |
|                    | Present Zoning Jurisdiction              | City of Reedley   |
|                    | Sphere of Influence                      | City of Reedley   |
|                    | Planning Area                            | City of Reedley   |
|                    | Within $\frac{1}{2}$ Mile of City Limits | N/A   |
| PLANNED LAND USE   | Land Conservation Contract               | No  |
|                    | Planned Land Use                         | Limited industrial  |
|                    | Site Preparation prior to Const.         | None  |
| UTILITIES          | Sewer Service                            | City of Reedley   |
|                    | Available Line Size                      | 18 inches   |
|                    | Distance to Existing Line                | Adjacent  |
|                    | Sewer Connection Charge                  | \$5.00 per front foot                                       |
|                    | Water Service                            | City of Reedley/WW fees                                     |
|                    | Available Line Size                      | 2 inches  |
|                    | Distance to Existing Line                | Adjacent  |
|                    | Storm Drain                              | City of Reedley   |
|                    | Master Plan Adopted                      | Yes   |
|                    | Charges                                  | \$995 per acre  |
|                    | Natural Gas Service                      |   |
|                    | Electrical Service                       | Consult local utilities                                     |
| TRANSPORTATION     | Telephone                                |   |
|                    | Rail Availability                        | Yes   |
|                    | Distance to Nearest Rail                 | Adjacent  |
|                    | Rail Type                                | Spur  |
|                    | Rail Company                             | Santa Fe  |
|                    | Adjacent Road Classification             | Arterial  |
|                    | Nearest Major Intersection               | Dinuba & "G" Street   |
|                    | Distance to Intersection                 | 1/8 mile  |
|                    | Nearest Major Highway                    | Manning Avenue  |
| OTHER INFORMATION  | Distance to Highway                      | 1 mile  |
|                    | Total Tax Rate                           |   |
|                    | Tax Area                                 |   |
|                    | Other Districts                          | Alta Irrigation   |
|                    | Objectionable Easements On Site          | No  |
|                    | Name and Address of Present Owners       | Ray Gerawan<br>P. O. Box 447<br>Reedley, CA 93654           |
|                    |  |   |

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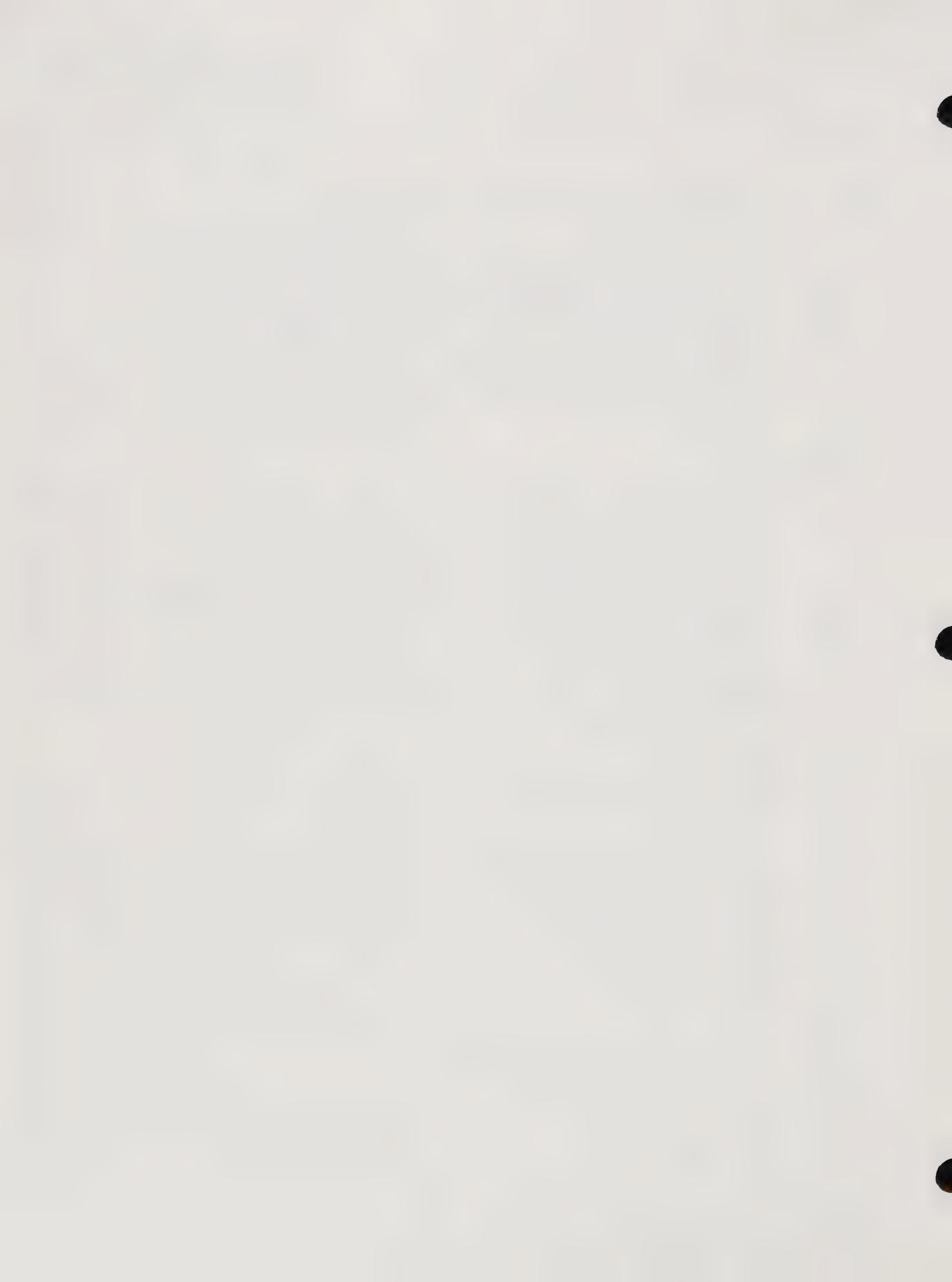
## INVENTORY OF INDUSTRIAL PARCELS

B-2

APN: 370-070-47  
 LOCALE: Dinuba & Fisher Avenue  
 ACRES: 14.12  
 COMPILED: 3/20/84

|                    |  | INVENTORY DATA   |
|--------------------|--|--|
| PARCEL INFORMATION | Assessed Value                           | \$67,229   |
|                    | Parcel Location                          | Dinuba and Fisher Avenues  |
|                    | Existing Use of Parcel                   | Agriculture  |
|                    | Present Zoning Designation               | MP - planned industrial  |
|                    | Present Zoning Jurisdiction              | City of Reedley  |
|                    | Sphere of Influence                      | City of Reedley  |
|                    | Planning Area                            | City of Reedley  |
|                    | Within $\frac{1}{2}$ Mile of City Limits | N/A  |
| PLANNED LAND USE   | Land Conservation Contract               | No   |
|                    | Planned Land Use                         | Limited industrial   |
|                    | Site Preparation prior to Const.         | None   |
| UTILITIES          | Sewer Service                            | City of Reedley  |
|                    | Available Line Size                      | 15 inches  |
|                    | Distance to Existing Line                | Adjacent   |
|                    | Sewer Connection Charge                  | \$5.00 per front foot  |
|                    | Water Service                            | City of Reedley/WW fees  |
|                    | Available Line Size                      | 12 inches  |
|                    | Distance to Existing Line                | Adjacent   |
|                    | Storm Drain                              | City of Reedley  |
|                    | Master Plan Adopted                      | Yes  |
|                    | Charges                                  | \$995 per acre   |
|                    | Natural Gas Service                      |  |
|                    | Electrical Service                       | Consult local utilities  |
| TRANSPORTATION     | Telephone                                |  |
|                    | Rail Availability                        | Yes  |
|                    | Distance to Nearest Rail                 | Adjacent   |
|                    | Rail Type                                | Main   |
|                    | Rail Company                             | Santa Fe   |
|                    | Adjacent Road Classification             | Arterial   |
|                    | Nearest Major Intersection               | Dinuba & Buttonwillow  |
|                    | Distance to Intersection                 | 1/4 mile   |
| OTHER INFORMATION  | Nearest Major Highway                    | Manning Avenue   |
|                    | Distance to Highway                      | 1 mile   |
|                    | Total Tax Rate                           |  |
|                    | Tax Area                                 |  |
|                    | Other Districts                          | Alta Irrigation District   |
|                    | Objectionable Easements On Site          | No   |
|                    | Name and Address of Present Owners       | Hideki Otani & Edward Otani<br>955 "I" Street<br>Reedley, CA 93654 |
|                    |  |  |

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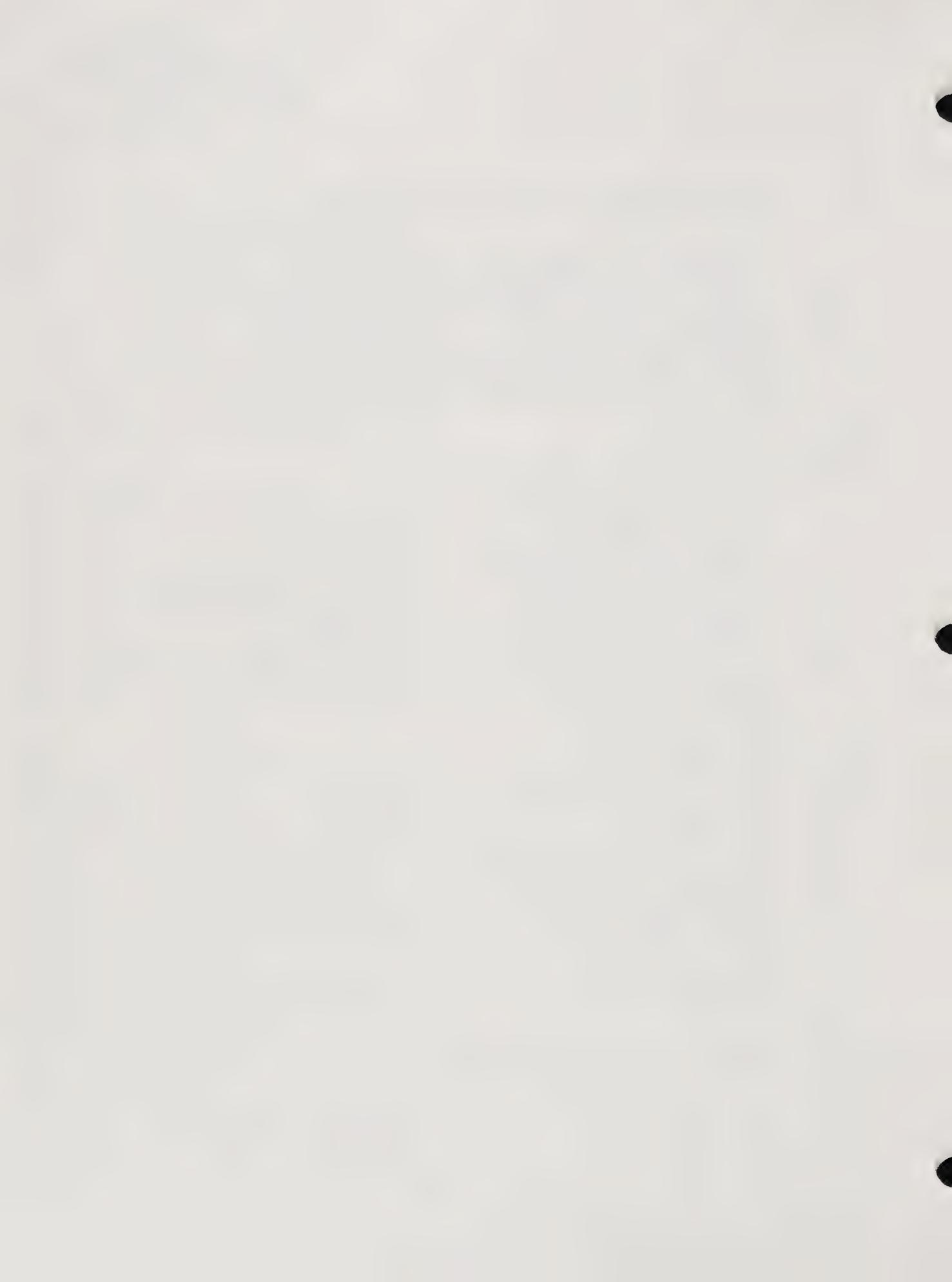
## INVENTORY OF INDUSTRIAL PARCELS

B-3

APN: 370-070-51  
 LOCALE: Dinuba Avenue  
 ACRES: 16.32  
 COMPILED: 3/20/84

|                    |  | INVENTORY DATA  |
|--------------------|--|---|
| PARCEL INFORMATION | Assessed Value                           | \$87,019  |
|                    | Parcel Location                          | Dinuba Avenue   |
|                    | Existing Use of Parcel                   | Agriculture & 2 residences                                  |
|                    | Present Zoning Designation               | MP - planned industrial                                     |
|                    | Present Zoning Jurisdiction              | Fresno County   |
|                    | Sphere of Influence                      | Fresno County   |
|                    | Planning Area                            | Fresno County   |
|                    | Within $\frac{1}{2}$ Mile of City Limits | N/A   |
|                    | Land Conservation Contract               | No  |
|                    | Planned Land Use                         | Limited industrial  |
| PLANNED LAND USE   | Site Preparation prior to Const.         | None  |
|                    | Sewer Service                            | City of Reedley   |
|                    | Available Line Size                      | 15 inches   |
|                    | Distance to Existing Line                | Adjacent  |
|                    | Sewer Connection Charge                  | \$5.00 per front foot                                       |
|                    | Water Service                            | City of Reedley/WW fees                                     |
|                    | Available Line Size                      | 12 inches   |
|                    | Distance to Existing Line                | Adjacent  |
|                    | Storm Drain                              | City of Reedley   |
|                    | Master Plan Adopted                      | Yes   |
|                    | Charges                                  | \$995 per acre  |
|                    | Natural Gas Service                      | Consult local utilities                                     |
|                    | Electrical Service                       |   |
| UTILITIES          | Telephone                                |   |
| TRANSPORTATION     | Rail Availability                        | Yes   |
|                    | Distance to Nearest Rail                 | Adjacent  |
|                    | Rail Type                                | Main  |
|                    | Rail Company                             | Santa Fe  |
|                    | Adjacent Road Classification             | Arterial  |
|                    | Nearest Major Intersection               | Dinuba & Buttonwillow                                       |
|                    | Distance to Intersection                 | 1/4 mile  |
|                    | Nearest Major Highway                    | Manning Avenue  |
| OTHER INFORMATION  | Distance to Highway                      | 1 mile  |
|                    | Total Tax Rate                           |   |
|                    | Tax Area                                 |   |
|                    | Other Districts                          | Alta Irrigation District                                    |
|                    | Objectionable Easements On Site          | No  |
|                    | Name and Address of Present Owners       | Irene Moritz<br>19609 E. Dinuba Avenue<br>Reedley, CA 93654 |

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## INVENTORY OF INDUSTRIAL PARCELS

B-4

APN: 370-070-68  
 LOCALE: Industrial Park  
 ACRES: 17.55  
 COMPILED: 3/20/84

|                    |  | INVENTORY DATA  |
|--------------------|--|---|
| PARCEL INFORMATION | Assessed Value                           | \$223,021   |
|                    | Parcel Location                          | Industrial Park   |
|                    | Existing Use of Parcel                   | Vacant  |
|                    | Present Zoning Designation               | MP - Planned industrial                                 |
|                    | Present Zoning Jurisdiction              | City of Reedley   |
|                    | Sphere of Influence                      | City of Reedley   |
|                    | Planning Area                            | City of Reedley   |
|                    | Within $\frac{1}{2}$ Mile of City Limits | N/A   |
| PLANNED LAND USE   | Land Conservation Contract               | No  |
|                    | Planned Land Use                         | Limited industrial                                      |
|                    | Site Preparation prior to Const.         | None  |
| UTILITIES          | Sewer Service                            | City of Reedley   |
|                    | Available Line Size                      | 15 inches to 10 inches                                  |
|                    | Distance to Existing Line                | Adjacent  |
|                    | Sewer Connection Charge                  | \$5.00 per front foot                                   |
|                    | Water Service                            | City of Reedley/WW fees                                 |
|                    | Available Line Size                      | 12 inches   |
|                    | Distance to Existing Line                | Adjacent  |
|                    | Storm Drain                              | City of Reedley   |
|                    | Master Plan Adopted                      | Yes   |
|                    | Charges                                  | \$995 per acre  |
|                    | Natural Gas Service                      |   |
|                    | Electrical Service                       | Consult local utilities                                 |
|                    | Telephone                                |   |
| TRANSPORTATION     | Rail Availability                        | Yes   |
|                    | Distance to Nearest Rail                 | Adjacent  |
|                    | Rail Type                                | Spur  |
|                    | Rail Company                             | Santa Fe  |
|                    | Adjacent Road Classification             | Arterial  |
|                    | Nearest Major Intersection               | Dinuba & Buttonwillow                                   |
|                    | Distance to Intersection                 | 300 feet  |
|                    | Nearest Major Highway                    | Manning Avenue  |
|                    | Distance to Highway                      | 1 mile  |
| OTHER INFORMATION  | Total Tax Rate                           |   |
|                    | Tax Area                                 |   |
|                    | Other Districts                          | Alta Irrigation District                                |
|                    | Objectionable Easements On Site          | No  |
|                    | Name and Address of Present Owners       | Gerawan Co., Inc.<br>P. O. Box 392<br>Reedley, CA 93654 |
|                    |  |   |
|                    |  |   |

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## INVENTORY OF INDUSTRIAL PARCELS

B-5

APN: 370-070-73  
 LOCALE: Industrial Park  
 ACRES: 3.44  
 COMPILED: 3/20/84

|                    |  | INVENTORY DATA  |
|--------------------|--|---|
| PARCEL INFORMATION | Assessed Value                           | \$31,965  |
|                    | Parcel Location                          | Industrial Park   |
|                    | Existing Use of Parcel                   | Vacant  |
|                    | Present Zoning Designation               | MP - planned industrial   |
|                    | Present Zoning Jurisdiction              | City of Reedley   |
|                    | Sphere of Influence                      | City of Reedley   |
|                    | Planning Area                            | City of Reedley   |
|                    | Within $\frac{1}{2}$ Mile of City Limits | N/A   |
| PLANNED LAND USE   | Land Conservation Contract               | No  |
|                    | Planned Land Use                         | Planned manufacturing   |
|                    | Site Preparation prior to Const.         | None  |
| UTILITIES          | Sewer Service                            | City of Reedley   |
|                    | Available Line Size                      | 8 inches  |
|                    | Distance to Existing Line                | Adjacent  |
|                    | Sewer Connection Charge                  | \$5.00 per front foot   |
|                    | Water Service                            | City of Reedley/WW fees   |
|                    | Available Line Size                      | 12 inches   |
|                    | Distance to Existing Line                | Adjacent  |
|                    | Storm Drain                              | City of Reedley   |
|                    | Master Plan Adopted                      | Yes   |
|                    | Charges                                  | \$995 per acre  |
|                    | Natural Gas Service                      |   |
|                    | Electrical Service                       | Consult local utilities   |
| TRANSPORTATION     | Telephone                                |   |
|                    | Rail Availability                        | Yes   |
|                    | Distance to Nearest Rail                 | Adjacent  |
|                    | Rail Type                                | Main  |
|                    | Rail Company                             | Santa Fe  |
|                    | Adjacent Road Classification             | Arterial  |
|                    | Nearest Major Intersection               | Dinuba & Buttonwillow   |
|                    | Distance to Intersection                 | 2,500 feet  |
| OTHER INFORMATION  | Nearest Major Highway                    | Manning Avenue  |
|                    | Distance to Highway                      | 1 mile  |
|                    | Total Tax Rate                           |   |
|                    | Tax Area                                 |   |
|                    | Other Districts                          | Alta Irrigation District  |
| OTHER INFORMATION  | Objectionable Easements On Site          | No  |
|                    | Name and Address of Present Owners       | Southland Produce Co.<br>P. O. Box 21037<br>Los Angeles, CA 90021 |
|                    |  |   |
|                    |  |   |

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## INVENTORY OF INDUSTRIAL PARCELS

B-6

APN: 370-070-77  
 LOCALE: Industrial Park  
 ACRES: 4.40  
 COMPILED: 3/20/84

|                    |  | INVENTORY DATA   |
|--------------------|--|--|
| PARCEL INFORMATION | Assessed Value                           |  |
|                    | Parcel Location                          | Industrial Park  |
|                    | Existing Use of Parcel                   | Vacant   |
|                    | Present Zoning Designation               | MP - planned industrial  |
|                    | Present Zoning Jurisdiction              | City of Reedley  |
|                    | Sphere of Influence                      | City of Reedley  |
|                    | Planning Area                            | City of Reedley  |
|                    | Within $\frac{1}{2}$ Mile of City Limits | N/A  |
| PLANNED LAND USE   | Land Conservation Contract               | No   |
|                    | Planned Land Use                         | Limited industrial   |
|                    | Site Preparation prior to Const.         | None   |
| UTILITIES          | Sewer Service                            | City of Reedley  |
|                    | Available Line Size                      | 8 inches   |
|                    | Distance to Existing Line                | Adjacent   |
|                    | Sewer Connection Charge                  | \$5.00 per front foot  |
|                    | Water Service                            | City of Reedley/WW fees  |
|                    | Available Line Size                      | 12 inches  |
|                    | Distance to Existing Line                | Adjacent   |
|                    | Storm Drain                              | City of Reedley  |
|                    | Master Plan Adopted                      | Yes  |
|                    | Charges                                  | \$995 per acre   |
|                    | Natural Gas Service                      |  |
|                    | Electrical Service                       | Consult local utilities  |
|                    | Telephone                                |  |
| TRANSPORTATION     | Rail Availability                        | Yes  |
|                    | Distance to Nearest Rail                 | 500 feet   |
|                    | Rail Type                                | Main   |
|                    | Rail Company                             | Santa Fe   |
|                    | Adjacent Road Classification             | Collector  |
|                    | Nearest Major Intersection               | Dinuba & Buttonwillow  |
|                    | Distance to Intersection                 | 1,100 feet   |
|                    | Nearest Major Highway                    | Manning Avenue   |
|                    | Distance to Highway                      | 1 1/8 mile   |
| OTHER INFORMATION  | Total Tax Rate                           |  |
|                    | Tax Area                                 |  |
|                    | Other Districts                          | Alta Irrigation District   |
|                    | Objectionable Easements On Site          | None   |
|                    | Name and Address of Present Owners       | Fred Hameetman<br>C/O Sidney H. Hamburg<br>2029 Century Park East<br>Los Angeles, CA 90067 |

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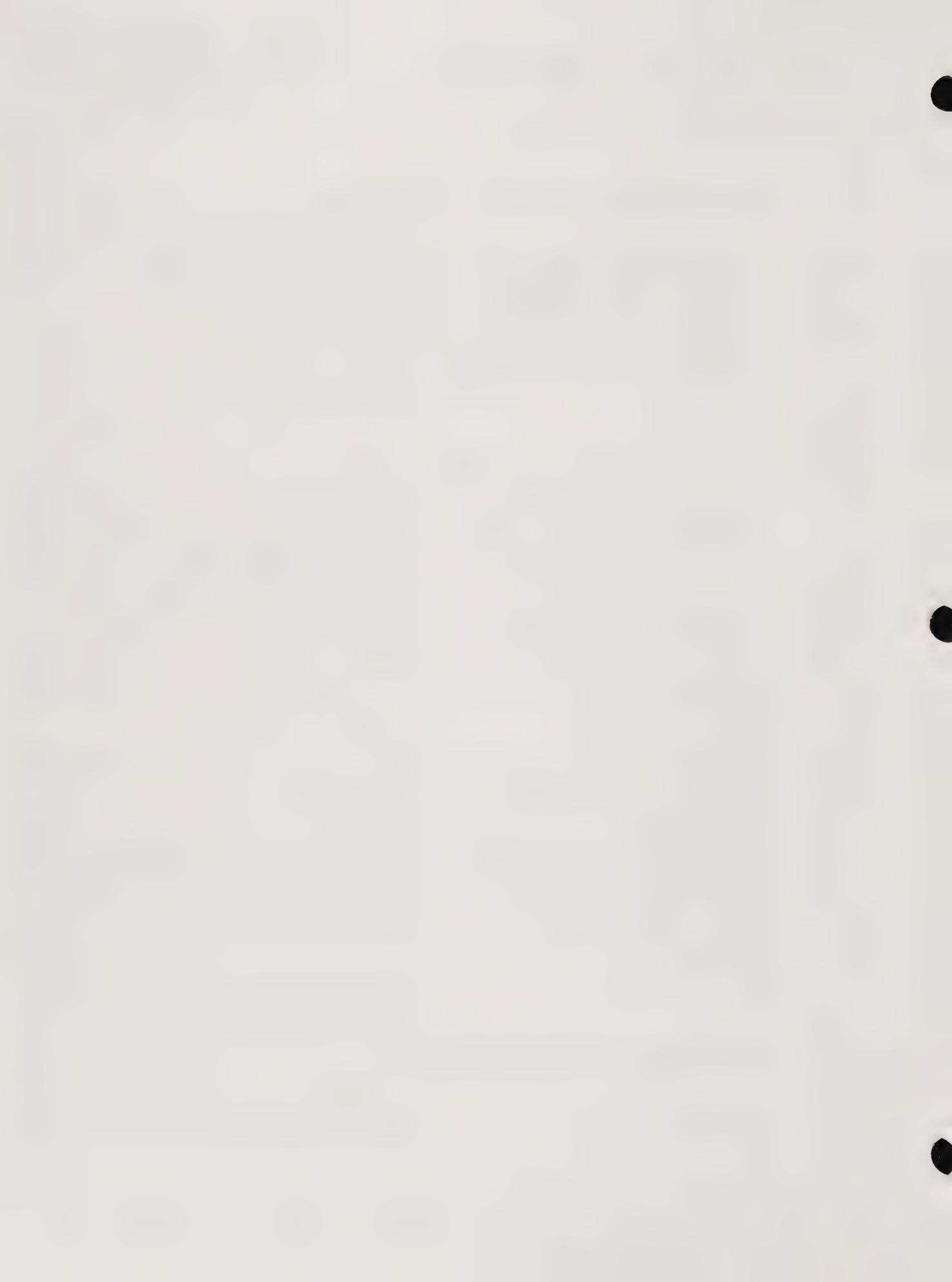
## INVENTORY OF INDUSTRIAL PARCELS

B-7

APN: 370-240-30  
 LOCALE: East of Industrial Park  
 ACRES: 9.47  
 COMPILED: 3/20/84

|                    |                                    | INVENTORY DATA  |
|--------------------|------------------------------------|---|
| PARCEL INFORMATION | Assessed Value                     | \$102,328   |
|                    | Parcel Location                    | East of Industrial Park corner<br>Dinuba & Buttonwillow                           |
|                    | Existing Use of Parcel             | Agricultural & 1 residence  |
|                    | Present Zoning Designation         | Prezoned - urban reserve  |
|                    | Present Zoning Jurisdiction        | Fresno County   |
|                    | Sphere of Influence                | City of Reedley   |
|                    | Planning Area                      | City of Reedley   |
|                    | Within 1/2 Mile of City Limits     | Yes   |
|                    | Land Conservation Contract         | No  |
|                    | Planned Land Use                   | Limited industrial  |
| PLANNED LAND USE   | Site Preparation prior to Const.   | None  |
|                    | Sewer Service                      | City of Reedley   |
|                    | Available Line Size                | 8 inches  |
|                    | Distance to Existing Line          | 500 feet  |
|                    | Sewer Connection Charge            | \$5.00 per front foot   |
|                    | Water Service                      | City of Reedley/WW fees   |
|                    | Available Line Size                | 12 inches   |
|                    | Distance to Existing Line          | 500 feet  |
|                    | Storm Drain                        | City of Reedley   |
|                    | Master Plan Adopted                | Yes   |
| UTILITIES          | Charges                            | \$995 per acre  |
|                    | Natural Gas Service                |   |
|                    | Electrical Service                 | Consult local utilities   |
|                    | Telephone                          |   |
|                    | Rail Availability                  | Yes   |
|                    | Distance to Nearest Rail           | 1,800 feet  |
|                    | Rail Type                          | Main  |
|                    | Rail Company                       | Santa Fe  |
|                    | Adjacent Road Classification       | Collector   |
|                    | Nearest Major Intersection         | Adjacent - Dinuba & Buttonwillow  |
| TRANSPORTATION     | Distance to Intersection           | Adjacent  |
|                    | Nearest Major Highway              | Manning Avenue  |
|                    | Distance to Highway                | 1 mile  |
|                    | Total Tax Rate                     |   |
|                    | Tax Area                           |   |
|                    | Other Districts                    | Alta Irrigation District<br>Midvalley Fire District<br>Kings River Cons. District |
|                    | Objectionable Easements On Site    | No  |
|                    | Name and Address of Present Owners | Wayne Entz<br>10060 S. Buttonwillow Avenue<br>Reedley, CA 93654                   |
|                    |                                    |   |
|                    |                                    |   |

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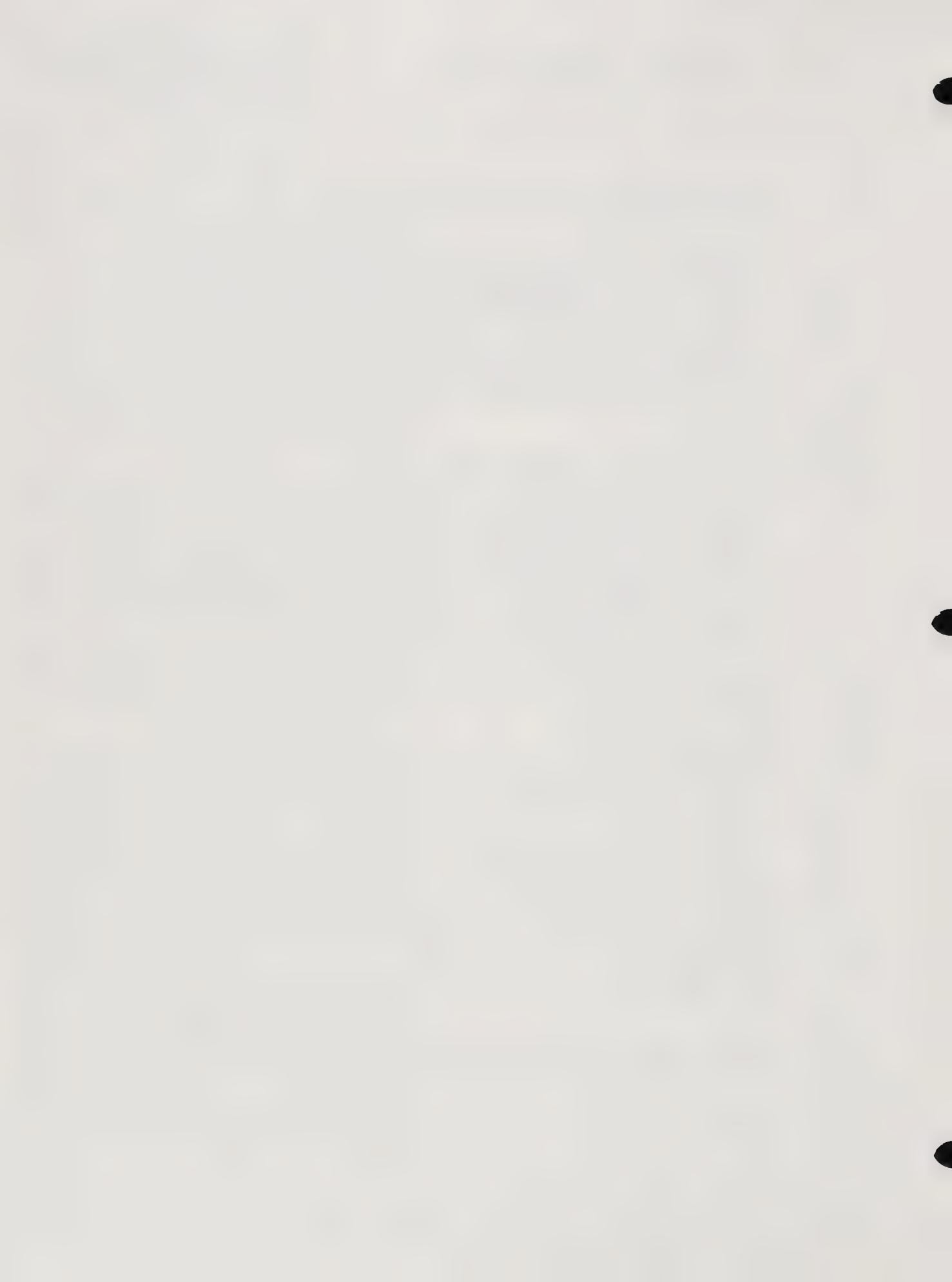
## INVENTORY OF INDUSTRIAL PARCELS

B-8

APN: 370-240-20  
 LOCALE: East of Industrial Park  
 ACRES: 19.00  
 COMPILED: 3/20/84

|                    |  | INVENTORY DATA  |
|--------------------|--|---|
| PARCEL INFORMATION | Assessed Value                           | \$71,932  |
|                    | Parcel Location                          | Dinuba Avenue   |
|                    | Existing Use of Parcel                   | Agriculture   |
|                    | Present Zoning Designation               | Prezoned - urban reserve  |
|                    | Present Zoning Jurisdiction              | Fresno County   |
|                    | Sphere of Influence                      | City of Reedley   |
|                    | Planning Area                            | City of Reedley   |
|                    | Within $\frac{1}{2}$ Mile of City Limits | Yes   |
| PLANNED LAND USE   | Land Conservation Contract               |   |
|                    | Planned Land Use                         | Limited industrial  |
|                    | Site Preparation prior to Const.         | None  |
| UTILITIES          | Sewer Service                            | City of Reedley   |
|                    | Available Line Size                      | 8 inches  |
|                    | Distance to Existing Line                | 1,100 feet  |
|                    | Sewer Connection Charge                  | \$5.00 per front foot   |
|                    | Water Service                            | City of Reedley/WW fees   |
|                    | Available Line Size                      | 12 inches   |
|                    | Distance to Existing Line                | 1,100 feet  |
|                    | Storm Drain                              | City of Reedley   |
|                    | Master Plan Adopted                      | Yes   |
|                    | Charges                                  | \$995 per acre  |
|                    | Natural Gas Service                      |   |
|                    | Electrical Service                       | Consult local utilities   |
| TRANSPORTATION     | Telephone                                |   |
|                    | Rail Availability                        | Yes   |
|                    | Distance to Nearest Rail                 | 1,300 feet  |
|                    | Rail Type                                | Main  |
|                    | Rail Company                             | Santa Fe  |
|                    | Adjacent Road Classification             | Collector   |
|                    | Nearest Major Intersection               | Dinuba & Buttonwillow   |
|                    | Distance to Intersection                 | 700 feet  |
|                    | Nearest Major Highway                    | Manning Avenue  |
| OTHER INFORMATION  | Distance to Highway                      | 1 mile  |
|                    | Total Tax Rate                           |   |
|                    | Tax Area                                 |   |
|                    | Other Districts                          | Alta Irrigation District<br>Midvalley Fire District<br>Kings River Cons. District |
|                    | Objectionable Easements On Site          | None  |
|                    | Name and Address of Present Owners       | J. W. Enns<br>20137 E. Dinuba Avenue<br>Reedley, CA 93654                         |
|                    |  |   |

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## INVENTORY OF INDUSTRIAL PARCELS

B-9

APN: 370-240-29  
 LOCALE: East of Industrial Park  
 ACRES: 9.91  
 COMPILED: 3/20/84

|                    |  | INVENTORY DATA  |
|--------------------|--|---|
| PARCEL INFORMATION | Assessed Value                           | \$24,866  |
|                    | Parcel Location                          | East of Industrial Park on<br>Buttonwillow Avenue                                 |
|                    | Existing Use of Parcel                   | Agriculture   |
|                    | Present Zoning Designation               | Prezoned - urban reserve  |
|                    | Present Zoning Jurisdiction              | Fresno County   |
|                    | Sphere of Influence                      | City of Reedley   |
|                    | Planning Area                            | City of Reedley   |
|                    | Within $\frac{1}{2}$ Mile of City Limits | Yes   |
| PLANNED LAND USE   | Land Conservation Contract               |   |
|                    | Planned Land Use                         | Limited industrial  |
|                    | Site Preparation prior to Const.         | None  |
| UTILITIES          | Sewer Service                            | City of Reedley   |
|                    | Available Line Size                      | 8 inches  |
|                    | Distance to Existing Line                | 60 feet   |
|                    | Sewer Connection Charge                  | \$5.00 per front foot   |
|                    | Water Service                            | City of Reedley/WW fees   |
|                    | Available Line Size                      | 12 inches   |
|                    | Distance to Existing Line                | 450 feet  |
|                    | Storm Drain                              | City of Reedley   |
|                    | Master Plan Adopted                      | Yes   |
|                    | Charges                                  | \$995 per acre  |
|                    | Natural Gas Service                      |   |
|                    | Electrical Service                       | Consult local utilities   |
|                    | Telephone                                |   |
| TRANSPORTATION     | Rail Availability                        | Yes   |
|                    | Distance to Nearest Rail                 | 1,300 feet  |
|                    | Rail Type                                | Main  |
|                    | Rail Company                             | Santa Fe  |
|                    | Adjacent Road Classification             | Collector   |
|                    | Nearest Major Intersection               | Dinuba & Buttonwillow   |
|                    | Distance to Intersection                 | 700 feet  |
|                    | Nearest Major Highway                    | Manning Avenue  |
|                    | Distance to Highway                      | 1 1/8 mile  |
| OTHER INFORMATION  | Total Tax Rate                           |   |
|                    | Tax Area                                 |   |
|                    | Other Districts                          | Alta Irrigation District<br>Midvalley Fire District<br>Kings River Cons. District |
|                    | Objectionable Easements On Site          | None  |
|                    | Name and Address of Present Owners       | Betty A. Boshers Bliss<br>5065 Cocoa Palm Way<br>Fair Oaks, CA 95628              |
|                    |  |   |
|                    |  |   |

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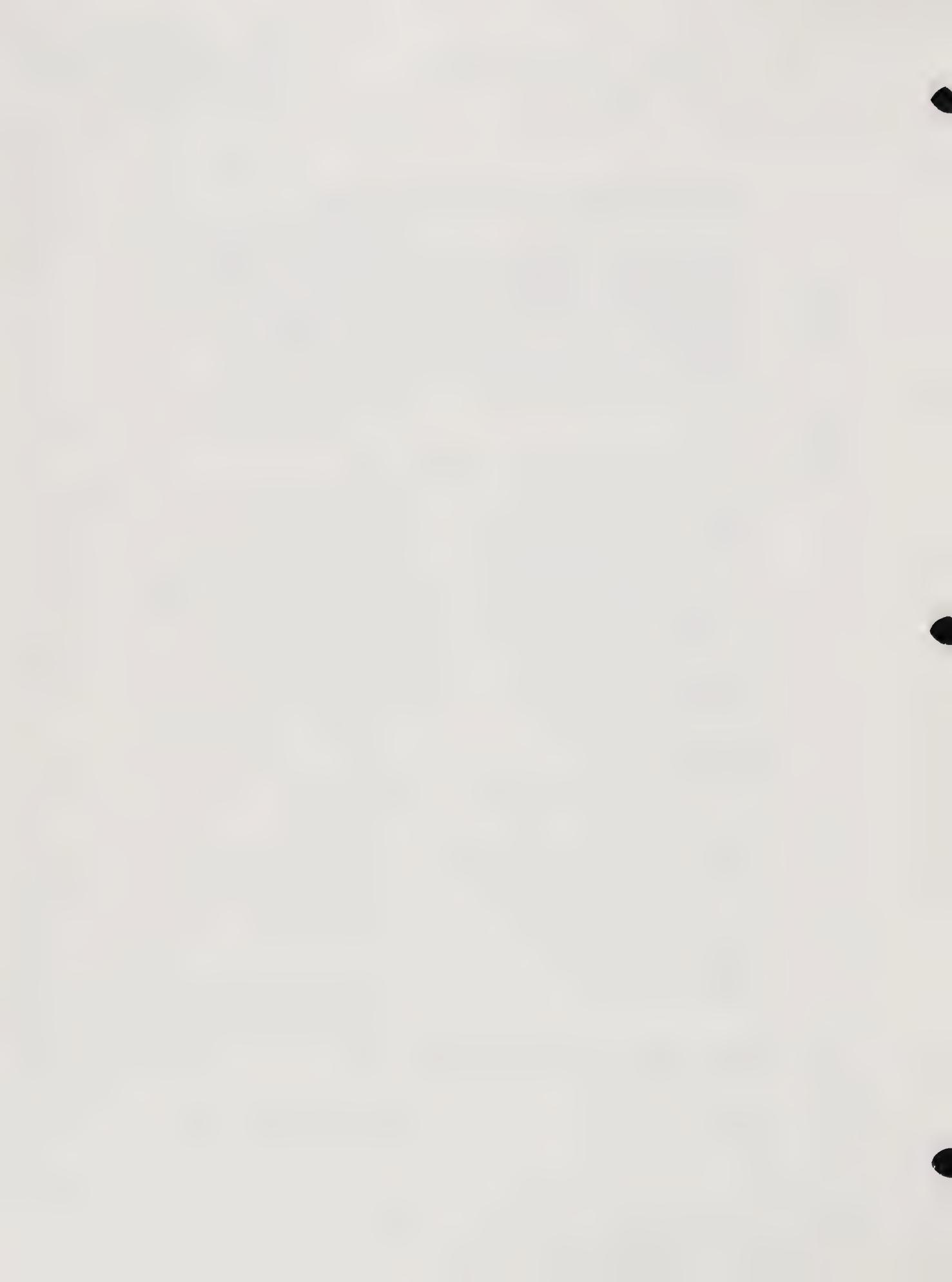
## INVENTORY OF INDUSTRIAL PARCELS

B-10

APN: 370-240-28  
 LOCALE: East of Industrial Par  
 ACRES: 36.88  
 COMPILED: 3/20/84

|                    |  | INVENTORY DATA  |
|--------------------|--|---|
| PARCEL INFORMATION | Assessed Value                           | \$96,683  |
|                    | Parcel Location                          | East of Industrial Park on<br>Buttonwillow Avenue                                 |
|                    | Existing Use of Parcel                   | Agriculture & labor camp  |
|                    | Present Zoning Designation               | Prezoned - urban reserve  |
|                    | Present Zoning Jurisdiction              | Fresno County   |
|                    | Sphere of Influence                      | City of Reedley   |
|                    | Planning Area                            | City of Reedley   |
|                    | Within $\frac{1}{2}$ Mile of City Limits | Yes   |
|                    | Land Conservation Contract               | #2767   |
|                    | Planned Land Use                         | Limited industrial  |
| PLANNED LAND USE   | Site Preparation prior to Const.         | None  |
|                    | Sewer Service                            | City of Reedley   |
|                    | Available Line Size                      | 8 inches  |
|                    | Distance to Existing Line                | 800 feet  |
|                    | Sewer Connection Charge                  | \$5.00 per front foot   |
|                    | Water Service                            | City of Reedley/WW fees   |
|                    | Available Line Size                      | 12 inches   |
|                    | Distance to Existing Line                | 400 feet  |
|                    | Storm Drain                              | City of Reedley   |
|                    | Master Plan Adopted                      | Yes   |
| UTILITIES          | Charges                                  | \$995 per acre  |
|                    | Natural Gas Service                      |   |
|                    | Electrical Service                       | Consult local utilities   |
|                    | Telephone                                |   |
|                    | Rail Availability                        | Yes   |
|                    | Distance to Nearest Rail                 | Adjacent  |
|                    | Rail Type                                | Main  |
|                    | Rail Company                             | Santa Fe  |
|                    | Adjacent Road Classification             | Collector   |
|                    | Nearest Major Intersection               | Dinuba & Buttonwillow   |
| TRANSPORTATION     | Distance to Intersection                 | 1,500 feet  |
|                    | Nearest Major Highway                    | Manning Avenue  |
|                    | Distance to Highway                      | 1 1/4 mile  |
|                    | Total Tax Rate                           |   |
|                    | Tax Area                                 |   |
|                    | Other Districts                          | Alta Irrigation District<br>Midvalley Fire District<br>Kings River Cons. District |
|                    | Objectionable Easements On Site          | None  |
|                    | Name and Address of Present Owners       | Yoneko Minami<br>P. O. Box 788<br>Reedley, CA 93654                               |
|                    |  |   |
|                    |  |   |

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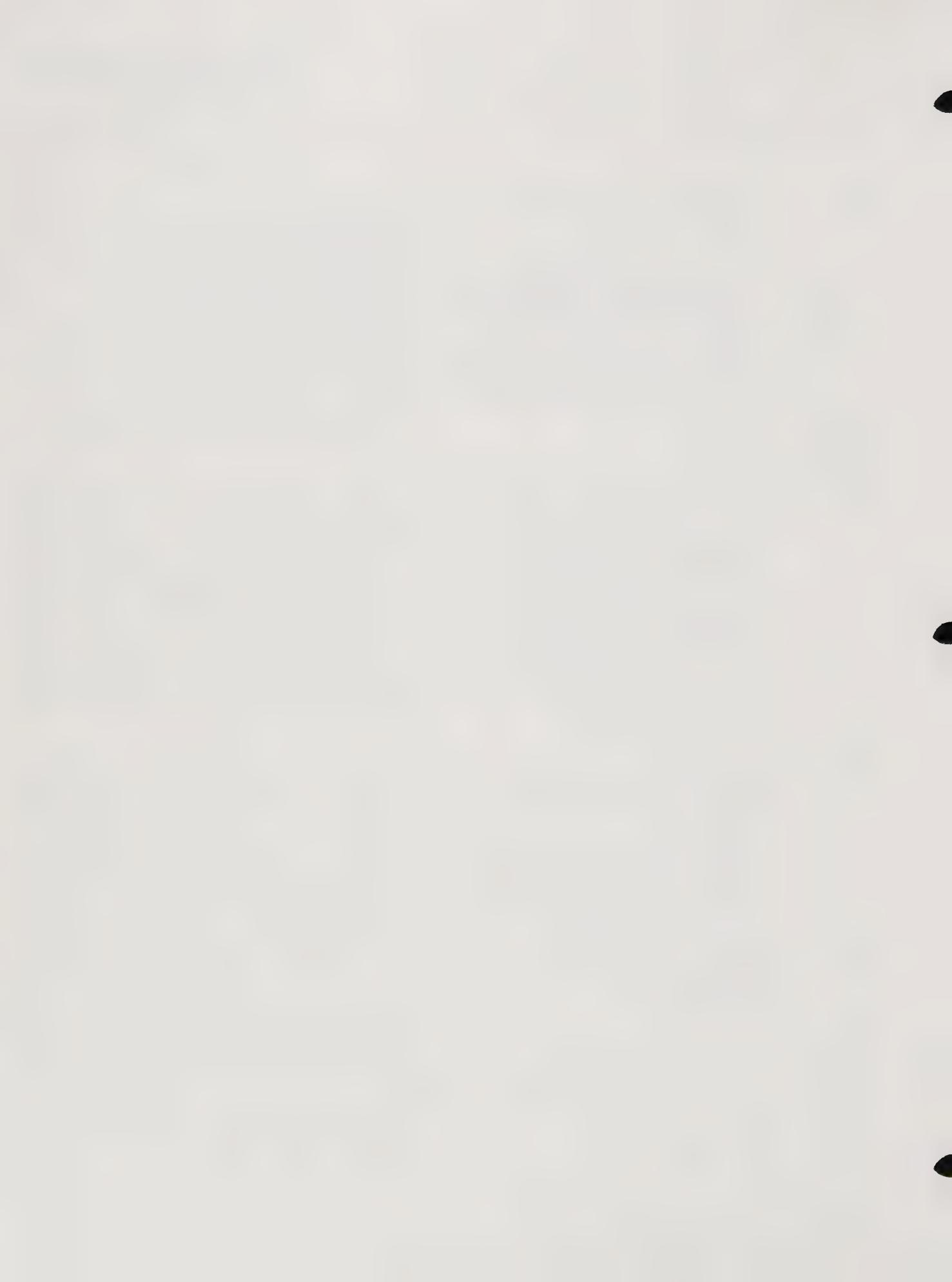
## INVENTORY OF INDUSTRIAL PARCELS

B-11

APN: 370-020-10  
 LOCALE: S/E of Industrial Park  
 ACRES: 4.76  
 COMPILED: 3/20/84

|                    |  | INVENTORY DATA  |
|--------------------|--|---|
| PARCEL INFORMATION | Assessed Value                           | \$120,000   |
|                    | Parcel Location                          | S/E of Industrial Park on Huntsman & R.R.   |
|                    | Existing Use of Parcel                   | Agriculture & 1 residence   |
|                    | Present Zoning Designation               | Prezoned - urban reserve  |
|                    | Present Zoning Jurisdiction              | Fresno County   |
|                    | Sphere of Influence                      | City of Reedley   |
|                    | Planning Area                            | City of Reedley   |
|                    | Within $\frac{1}{2}$ Mile of City Limits | Yes   |
| PLANNED LAND USE   | Land Conservation Contract               | No  |
|                    | Planned Land Use                         | Limited industrial  |
|                    | Site Preparation prior to Const.         | None  |
| UTILITIES          | Sewer Service                            | City of Reedley   |
|                    | Available Line Size                      | 8 inches  |
|                    | Distance to Existing Line                | 2,300 feet  |
|                    | Sewer Connection Charge                  | \$5.00 per front foot   |
|                    | Water Service                            | City of Reedley/WW fees   |
|                    | Available Line Size                      | 12 inches   |
|                    | Distance to Existing Line                | 1,900 feet  |
|                    | Storm Drain                              | City of Reedley   |
|                    | Master Plan Adopted                      | Yes   |
|                    | Charges                                  | \$995 per acre  |
|                    | Natural Gas Service                      |   |
|                    | Electrical Service                       | Consult local utilities   |
| TRANSPORTATION     | Telephone                                |   |
|                    | Rail Availability                        | Yes   |
|                    | Distance to Nearest Rail                 | Adjacent  |
|                    | Rail Type                                | Main  |
|                    | Rail Company                             | Santa Fe  |
|                    | Adjacent Road Classification             | Local   |
|                    | Nearest Major Intersection               | Dinuba & Buttonwillow   |
|                    | Distance to Intersection                 | 2,900 feet  |
|                    | Nearest Major Highway                    | Manning Avenue  |
| OTHER INFORMATION  | Distance to Highway                      | 1 1/2 miles   |
|                    | Total Tax Rate                           |   |
|                    | Tax Area                                 |   |
|                    | Other Districts                          | Alta Irrigation District<br>Midvalley Fire District<br>Kings River Cons. District |
|                    | Objectionable Easements On Site          | No  |
|                    | Name and Address of Present Owners       | Peacock Agri-Serve Inc.<br>P. O. Box 486<br>Dinuba, CA 93618                      |
|                    |  |   |

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## INVENTORY OF INDUSTRIAL PARCELS

C-1

APN: 370-070-31  
 LOCALE: Between R/R tracks  
 ACRES: 6.99  
 COMPILED: 4/4/84

| INVENTORY DATA     |  |   |
|--------------------|--|---|
| PARCEL INFORMATION | Assessed Value                           | \$24,377  |
|                    | Parcel Location                          | Between R/R tracks  |
|                    | Existing Use of Parcel                   | Agriculture   |
|                    | Present Zoning Designation               | Prezoned MH - heavy industrial  |
|                    | Present Zoning Jurisdiction              | Fresno County   |
|                    | Sphere of Influence                      | City of Reedley   |
|                    | Planning Area                            | City of Reedley   |
|                    | Within $\frac{1}{2}$ Mile of City Limits | Yes   |
|                    | Land Conservation Contract               | No  |
| PLANNED LAND USE   | Planned Land Use                         | General industrial  |
|                    | Site Preparation prior to Const.         | None  |
| UTILITIES          | Sewer Service                            | City of Reedley   |
|                    | Available Line Size                      | 18 inches   |
|                    | Distance to Existing Line                | 350 feet  |
|                    | Sewer Connection Charge                  | \$5.00 per front foot   |
|                    | Water Service                            | City of Reedley/WW fees   |
|                    | Available Line Size                      | 8 inches  |
|                    | Distance to Existing Line                | Adjacent  |
|                    | Storm Drain                              | City of Reedley   |
|                    | Master Plan Adopted                      | Yes   |
|                    | Charges                                  | \$995 per acre  |
|                    | Natural Gas Service                      |   |
|                    | Electrical Service                       | Consult local utilities   |
|                    | Telephone                                |   |
| TRANSPORTATION     | Rail Availability                        | Yes   |
|                    | Distance to Nearest Rail                 | Adjacent  |
|                    | Rail Type                                | Main  |
|                    | Rail Company                             | Southern Pacific & Santa Fe   |
|                    | Adjacent Road Classification             | None  |
|                    | Nearest Major Intersection               | Dinuba & Frankwood  |
|                    | Distance to Intersection                 | .50 mile  |
|                    | Nearest Major Highway                    | Manning Avenue  |
|                    | Distance to Highway                      | 1.20 miles  |
| OTHER INFORMATION  | Total Tax Rate                           |   |
|                    | Tax Area                                 |   |
|                    | Other Districts                          | Alta Irrigation District<br>Midvalley Fire District<br>Kings River Cons. District |
|                    | Objectionable Easements On Site          |   |
|                    | Name and Address of Present Owners       | Fresno County Development Co.<br>P. O. Box 1469<br>Fresno, CA 93716               |
|                    |  |   |
|                    |  |   |

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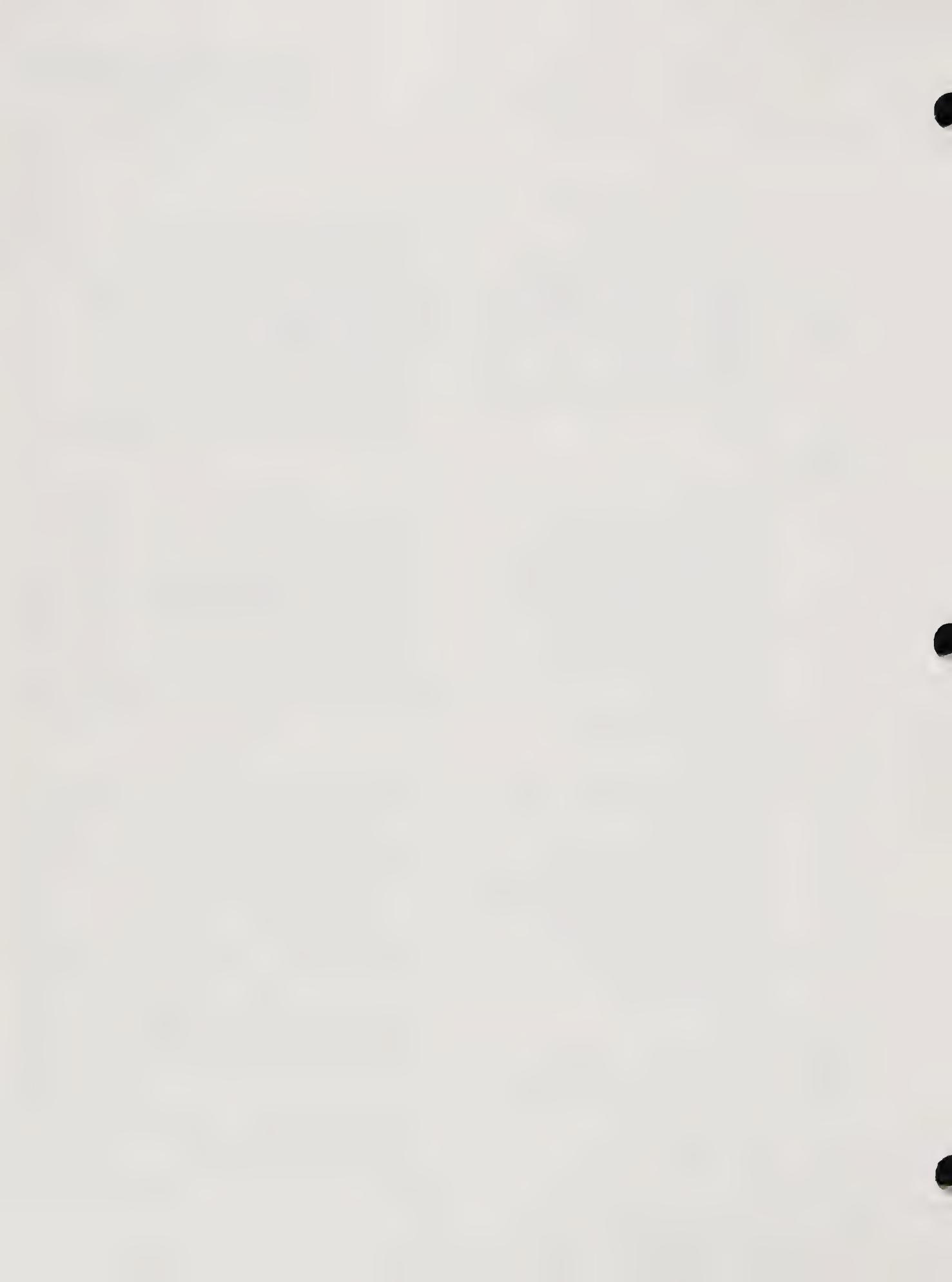
## INVENTORY OF INDUSTRIAL PARCELS

C-2

APN: 370-020-03  
 LOCALE: Between R/R tracks  
 ACRES: 20.88  
 COMPILED: 4/4/84

|                    |                                    | INVENTORY DATA  |
|--------------------|------------------------------------|---|
| PARCEL INFORMATION | Assessed Value                     | \$72,940  |
|                    | Parcel Location                    | Between R/R tracks  |
|                    | Existing Use of Parcel             | Agriculture   |
|                    | Present Zoning Designation         | Prezoned MH - heavy industrial  |
|                    | Present Zoning Jurisdiction        | Fresno County   |
|                    | Sphere of Influence                | City of Reedley   |
|                    | Planning Area                      | City of Reedley   |
|                    | Within ½ Mile of City Limits       | Yes   |
| PLANNED LAND USE   | Land Conservation Contract         | No  |
|                    | Planned Land Use                   | General industrial  |
|                    | Site Preparation prior to Const.   | None  |
| UTILITIES          | Sewer Service                      | City of Reedley   |
|                    | Available Line Size                | 18 inches   |
|                    | Distance to Existing Line          | 675 feet  |
|                    | Sewer Connection Charge            | \$5.00 per front foot   |
|                    | Water Service                      | City of Reedley/WW fees   |
|                    | Available Line Size                | 8 inches  |
|                    | Distance to Existing Line          | Adjacent  |
|                    | Storm Drain                        | City of Reedley   |
|                    | Master Plan Adopted                | Yes   |
|                    | Charges                            | \$995 per acre  |
|                    | Natural Gas Service                |   |
|                    | Electrical Service                 | Consult local utilities   |
| TRANSPORTATION     | Telephone                          |   |
|                    | Rail Availability                  | Yes   |
|                    | Distance to Nearest Rail           | Adjacent  |
|                    | Rail Type                          | Main  |
|                    | Rail Company                       | Southern Pacific & Santa Fe   |
|                    | Adjacent Road Classification       | None  |
|                    | Nearest Major Intersection         | Dinuba & Frankwood  |
|                    | Distance to Intersection           | .58 mile  |
|                    | Nearest Major Highway              | Manning Avenue  |
| OTHER INFORMATION  | Distance to Highway                | 1.28 miles  |
|                    | Total Tax Rate                     |   |
|                    | Tax Area                           |   |
|                    | Other Districts                    | Alta Irrigation District<br>Midvalley Fire District<br>Kings River Cons. District |
|                    | Objectionable Easements On Site    | No  |
|                    | Name and Address of Present Owners | Ernest Nikkel<br>1177 S. Church Avenue<br>Reedley, CA 93654                       |
|                    |                                    |   |

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## INVENTORY OF INDUSTRIAL PARCELS

C-3

APN: 370-020-04  
 LOCALE: Between R/R tracks  
 ACRES: 13.04  
 COMPILED: 4/4/84

|                    |  | INVENTORY DATA  |
|--------------------|--|---|
| PARCEL INFORMATION | Assessed Value                           | \$30,716  |
|                    | Parcel Location                          | Between R/R tracks  |
|                    | Existing Use of Parcel                   | Agriculture   |
|                    | Present Zoning Designation               | Prezoned MH - heavy industrial  |
|                    | Present Zoning Jurisdiction              | Fresno County   |
|                    | Sphere of Influence                      | City of Reedley   |
|                    | Planning Area                            | City of Reedley   |
|                    | Within $\frac{1}{2}$ Mile of City Limits | Yes   |
|                    | Land Conservation Contract               | No  |
|                    | Planned Land Use                         | General industrial  |
| PLANNED LAND USE   | Site Preparation prior to Const.         | None  |
|                    | Sewer Service                            | City of Reedley   |
|                    | Available Line Size                      | 18 inches   |
|                    | Distance to Existing Line                | 1,500 feet  |
|                    | Sewer Connection Charge                  | \$5.00 per front foot   |
|                    | Water Service                            | City of Reedley/WW fees   |
|                    | Available Line Size                      | 8 inches  |
|                    | Distance to Existing Line                | 850 feet  |
|                    | Storm Drain                              | City of Reedley   |
|                    | Master Plan Adopted                      | Yes   |
|                    | Charges                                  | \$995 per acre  |
|                    | Natural Gas Service                      |   |
|                    | Electrical Service                       | Consult local utilities   |
| UTILITIES          | Telephone                                |   |
|                    | Rail Availability                        | Yes   |
|                    | Distance to Nearest Rail                 | Adjacent  |
|                    | Rail Type                                | Main  |
|                    | Rail Company                             | Southern Pacific & Santa Fe   |
|                    | Adjacent Road Classification             | None  |
|                    | Nearest Major Intersection               | Dinuba & Frankwood  |
|                    | Distance to Intersection                 | .75 mile  |
|                    | Nearest Major Highway                    | Manning Avenue  |
|                    | Distance to Highway                      | 1.50 mile   |
| TRANSPORTATION     | Total Tax Rate                           |   |
|                    | Tax Area                                 |   |
|                    | Other Districts                          | Alta Irrigation District<br>Midvalley Fire District<br>Kings River Cons. District |
|                    | Objectionable Easements On Site          | No  |
|                    | Name and Address of Present Owners       | Irene Moritz<br>19609 E. Dinuba Avenue<br>Reedley, CA 93654                       |
|                    |  |   |
|                    |  |   |
|                    |  |   |
|                    |  |   |
|                    |  |   |
| OTHER INFORMATION  |  |   |
|                    |  |   |

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## INVENTORY OF INDUSTRIAL PARCELS

C-4

APN: 370-020-05  
 LOCALE: Between R/R tracks  
 ACRES: 61.95  
 COMPILED: 4/4/84

|                    |  | INVENTORY DATA  |
|--------------------|--|---|
| PARCEL INFORMATION | Assessed Value                           | \$217,499   |
|                    | Parcel Location                          | Between R/R tracks - some frontage on Buttonwillow                                |
|                    | Existing Use of Parcel                   | Agriculture   |
|                    | Present Zoning Designation               | Prezoned MH - heavy industrial  |
|                    | Present Zoning Jurisdiction              | Fresno County   |
|                    | Sphere of Influence                      | City of Reedley   |
|                    | Planning Area                            | City of Reedley   |
|                    | Within $\frac{1}{2}$ Mile of City Limits | Yes   |
|                    | Land Conservation Contract               | #2764   |
| PLANNED LAND USE   | Planned Land Use                         | General industrial  |
|                    | Site Preparation prior to Const.         | No  |
| UTILITIES          | Sewer Service                            | City of Reedley   |
|                    | Available Line Size                      | 8 inches  |
|                    | Distance to Existing Line                | 800 feet  |
|                    | Sewer Connection Charge                  | \$5.00 per front foot   |
|                    | Water Service                            | City of Reedley/WW fees   |
|                    | Available Line Size                      | 12 inches   |
|                    | Distance to Existing Line                | 650 feet  |
|                    | Storm Drain                              | City of Reedley   |
|                    | Master Plan Adopted                      | Yes   |
|                    | Charges                                  | \$995 per acre  |
|                    | Natural Gas Service                      |   |
|                    | Electrical Service                       | Consult local utilities   |
| TRANSPORTATION     | Telephone                                |   |
|                    | Rail Availability                        | Yes   |
|                    | Distance to Nearest Rail                 | Adjacent  |
|                    | Rail Type                                | Main  |
|                    | Rail Company                             | Southern Pacific & Santa Fe   |
|                    | Adjacent Road Classification             | Collector   |
|                    | Nearest Major Intersection               | Dinuba & Buttonwillow   |
|                    | Distance to Intersection                 | .47 mile  |
|                    | Nearest Major Highway                    | Manning Avenue  |
| OTHER INFORMATION  | Distance to Highway                      | 1.17 mile   |
|                    | Total Tax Rate                           |   |
|                    | Tax Area                                 |   |
|                    | Other Districts                          | Alta Irrigation District<br>Midvalley Fire District<br>Kings River Cons. District |
|                    | Objectionable Easements On Site          | No  |
|                    | Name and Address of Present Owners       | Peacock Farms Inc.<br>P. O. Box 728<br>Dinuba, CA 93618                           |

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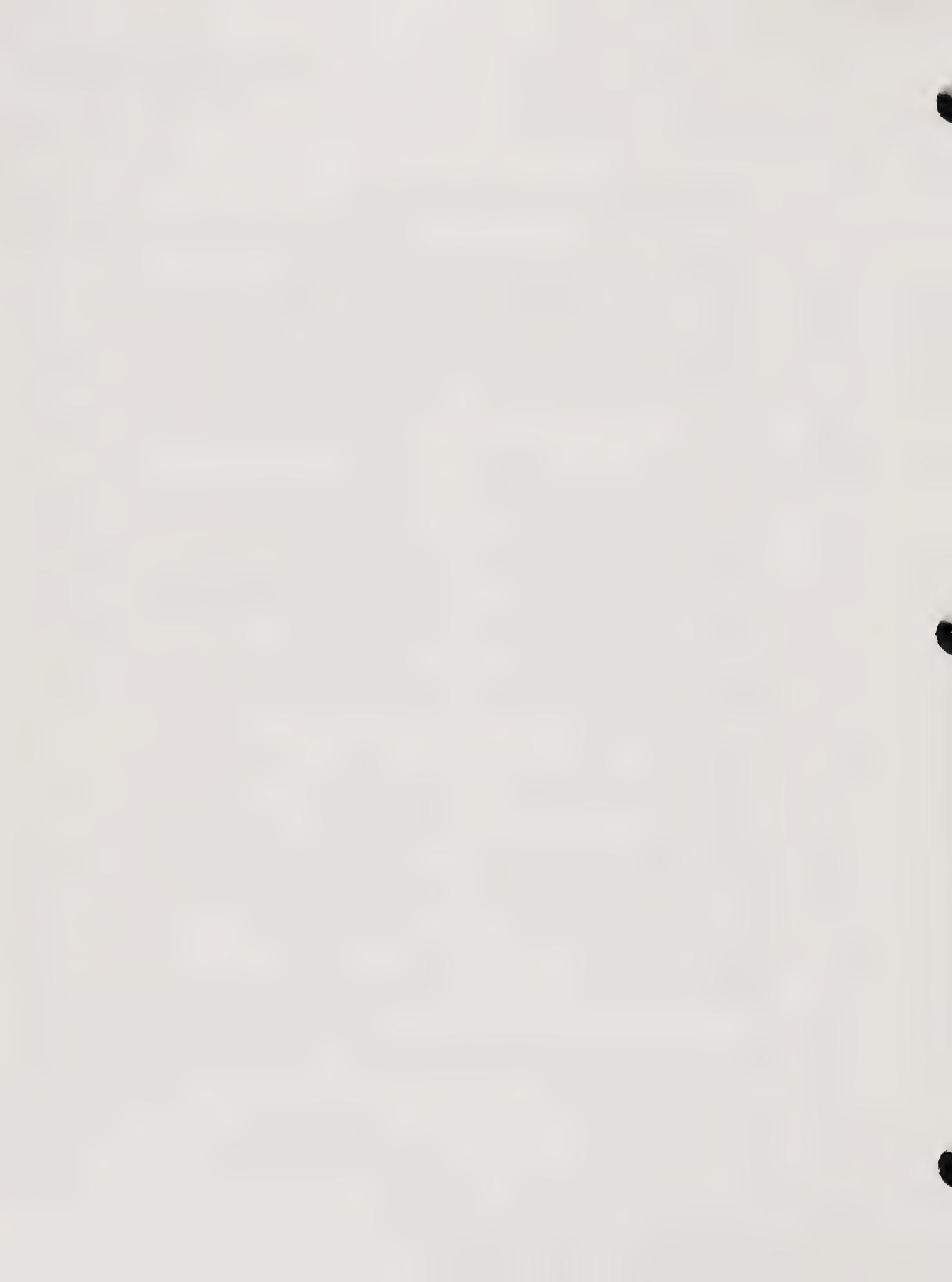
## INVENTORY OF INDUSTRIAL PARCELS

C-5

APN: 370-020-08  
 LOCALE: Buttonwillow S. of Huntsman  
 ACRES: 24.55  
 COMPILED: 4/4/84

|                    |  | INVENTORY DATA  |
|--------------------|--|---|
| PARCEL INFORMATION | Assessed Value                           | \$45,374  |
|                    | Parcel Location                          | Buttonwillow south of Huntsman  |
|                    | Existing Use of Parcel                   | Agriculture   |
|                    | Present Zoning Designation               | Prezoned MH - heavy industrial  |
|                    | Present Zoning Jurisdiction              | Fresno County   |
|                    | Sphere of Influence                      | City of Reedley   |
|                    | Planning Area                            | City of Reedley   |
|                    | Within $\frac{1}{2}$ Mile of City Limits | Yes   |
| PLANNED LAND USE   | Land Conservation Contract               | #2765   |
|                    | Planned Land Use                         | General industrial  |
|                    | Site Preparation prior to Const.         | None  |
| UTILITIES          | Sewer Service                            | City of Reedley   |
|                    | Available Line Size                      | 8 inches  |
|                    | Distance to Existing Line                | 2,100 feet  |
|                    | Sewer Connection Charge                  | \$5.00 per front foot   |
|                    | Water Service                            | City of Reedley/WW fees   |
|                    | Available Line Size                      | 12 inches   |
|                    | Distance to Existing Line                | 1,800 feet  |
|                    | Storm Drain                              | City of Reedley   |
|                    | Master Plan Adopted                      | Yes   |
|                    | Charges                                  | \$995 per acre  |
|                    | Natural Gas Service                      |   |
|                    | Electrical Service                       | Consult local utilities   |
|                    | Telephone                                |   |
| TRANSPORTATION     | Rail Availability                        | Yes   |
|                    | Distance to Nearest Rail                 | Adjacent  |
|                    | Rail Type                                | Main  |
|                    | Rail Company                             | Southern Pacific  |
|                    | Adjacent Road Classification             | Collector   |
|                    | Nearest Major Intersection               | Dinuba & Buttonwillow   |
|                    | Distance to Intersection                 | .54 miles   |
|                    | Nearest Major Highway                    | Manning Avenue  |
|                    | Distance to Highway                      | 1.24 miles  |
| OTHER INFORMATION  | Total Tax Rate                           |   |
|                    | Tax Area                                 |   |
|                    | Other Districts                          | Alta Irrigation District<br>Midvalley Fire District<br>Kings River Cons. District |
|                    | Objectionable Easements On Site          |   |
|                    | Name and Address of Present Owners       | Scott Peacock<br>39507 Road 80<br>Dinuba, CA 93618                                |
|                    |  |   |
|                    |  |   |

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.



## INVENTORY OF INDUSTRIAL PARCELS

C-6

APN: 370-020-21  
 LOCALE: Buttonwillow s. of Huntsman  
 ACRES: 19.00  
 COMPILED: 4/4/84

|                    |  | INVENTORY DATA  |
|--------------------|--|---|
| PARCEL INFORMATION | Assessed Value                           | \$91,891  |
|                    | Parcel Location                          | Buttonwillow south of Huntsman  |
|                    | Existing Use of Parcel                   | Agriculture & 1 residence   |
|                    | Present Zoning Designation               | Prezoned MH - heavy industrial  |
|                    | Present Zoning Jurisdiction              | Fresno County   |
|                    | Sphere of Influence                      | City of Reedley   |
|                    | Planning Area                            | City of Reedley   |
|                    | Within $\frac{1}{2}$ Mile of City Limits | Yes   |
| PLANNED LAND USE   | Land Conservation Contract               | No  |
|                    | Planned Land Use                         | General industrial  |
|                    | Site Preparation prior to Const.         | None  |
| UTILITIES          | Sewer Service                            | City of Reedley   |
|                    | Available Line Size                      | 8 inches  |
|                    | Distance to Existing Line                | 3,200 feet  |
|                    | Sewer Connection Charge                  | \$5.00 per front foot   |
|                    | Water Service                            | City of Reedley/WW fees   |
|                    | Available Line Size                      | 12 inches   |
|                    | Distance to Existing Line                | 2,900 feet  |
|                    | Storm Drain                              | City of Reedley   |
|                    | Master Plan Adopted                      | Yes   |
|                    | Charges                                  | \$995 per acre  |
|                    | Natural Gas Service                      |   |
|                    | Electrical Service                       |   |
| TRANSPORTATION     | Telephone                                | Consult local utilities   |
|                    | Rail Availability                        | Yes   |
|                    | Distance to Nearest Rail                 | 800 feet  |
|                    | Rail Type                                | Main  |
|                    | Rail Company                             | Southern Pacific  |
|                    | Adjacent Road Classification             | Collector   |
|                    | Nearest Major Intersection               | Dinuba & Buttonwillow   |
|                    | Distance to Intersection                 | .74 feet  |
|                    | Nearest Major Highway                    | Manning Avenue  |
| OTHER INFORMATION  | Distance to Highway                      | 1.43 miles  |
|                    | Total Tax Rate                           |   |
|                    | Tax Area                                 |   |
|                    | Other Districts                          | Alta Irrigation District<br>Midvalley Fire District<br>Kings River Cons. District |
|                    | Objectionable Easements On Site          | No  |
|                    | Name and Address of Present Owners       | Jake Warkentin<br>10258 E. Floral Avenue<br>Reedley, CA 93654                     |
|                    |  |   |

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## INVENTORY OF INDUSTRIAL PARCELS

C-7

APN: 370-020-44  
 LOCALE: Buttonwillow N. of  
 ACRES: 17.61 Floral  
 COMPILED: 4/4/84

|                    |                                    | INVENTORY DATA  |
|--------------------|------------------------------------|---|
| PARCEL INFORMATION | Assessed Value                     | \$78,190  |
|                    | Parcel Location                    | Buttonwillow north of Floral  |
|                    | Existing Use of Parcel             | Agriculture & 1 residence   |
|                    | Present Zoning Designation         | Prezoned MH - heavy industrial  |
|                    | Present Zoning Jurisdiction        | Fresno County   |
|                    | Sphere of Influence                | City of Reedley   |
|                    | Planning Area                      | City of Reedley   |
| PLANNED LAND USE   | Within ½ Mile of City Limits       | Yes   |
|                    | Land Conservation Contract         | No  |
|                    | Planned Land Use                   | General industrial  |
| UTILITIES          | Site Preparation prior to Const.   | None  |
|                    | Sewer Service                      | City of Reedley   |
|                    | Available Line Size                | 8 inches  |
|                    | Distance to Existing Line          | 3,850 feet  |
|                    | Sewer Connection Charge            | \$5.00 per front foot   |
|                    | Water Service                      | City of Reedley/WW fees   |
|                    | Available Line Size                | 12 inches   |
|                    | Distance to Existing Line          | 3,550 feet  |
|                    | Storm Drain                        | City of Reedley   |
|                    | Master Plan Adopted                | Yes   |
|                    | Charges                            | \$995 per acre  |
|                    | Natural Gas Service                |   |
|                    | Electrical Service                 | Consult local utilities   |
| TRANSPORTATION     | Telephone                          |   |
|                    | Rail Availability                  | Yes   |
|                    | Distance to Nearest Rail           | 250 feet  |
|                    | Rail Type                          | Main  |
|                    | Rail Company                       | Southern Pacific  |
|                    | Adjacent Road Classification       | Collector   |
|                    | Nearest Major Intersection         | Dinuba & Buttonwillow   |
|                    | Distance to Intersection           | .86 mile  |
|                    | Nearest Major Highway              | Manning Avenue  |
| OTHER INFORMATION  | Distance to Highway                | 1.56 miles  |
|                    | Total Tax Rate                     |   |
|                    | Tax Area                           |   |
|                    | Other Districts                    | Alta Irrigation District<br>Midvalley Fire District<br>Kings River Cons. District |
|                    | Objectionable Easements On Site    | No  |
|                    | Name and Address of Present Owners | Robert De Bates<br>20184 E. Floral Avenue<br>Reedley, CA 93654                    |
|                    |                                    |   |

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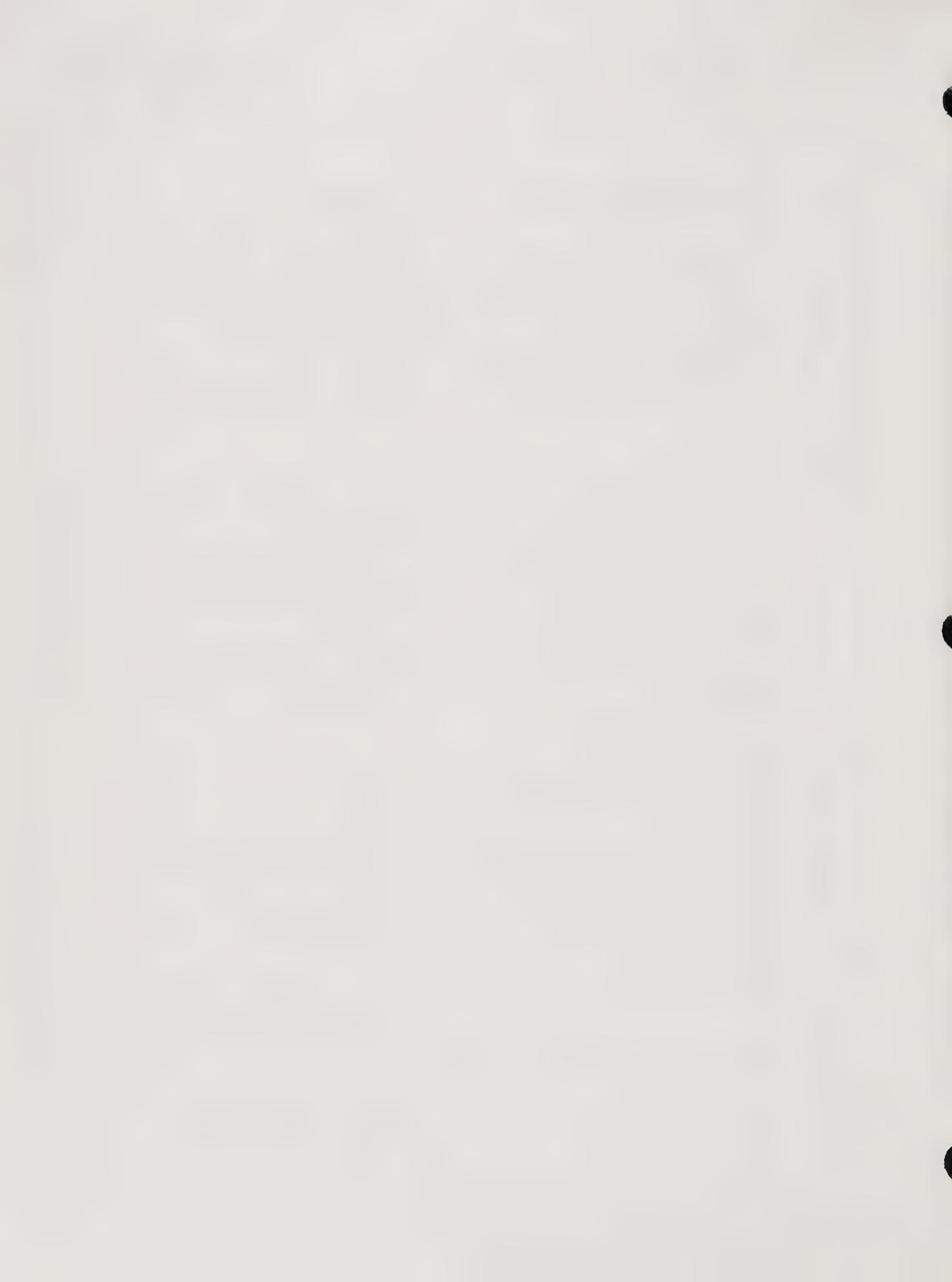
## INVENTORY OF INDUSTRIAL PARCELS

D-1

APN: 370-020-02  
 LOCALE: East & Shoemake  
 ACRES: 44.47  
 COMPILED: 4/4/84

|                    |  | INVENTORY DATA  |
|--------------------|--|---|
| PARCEL INFORMATION | Assessed Value                           | \$157,900   |
|                    | Parcel Location                          | Extension of East & Shoemake  |
|                    | Existing Use of Parcel                   | Agriculture & 1 residence   |
|                    | Present Zoning Designation               | Prezoned - urban reserve  |
|                    | Present Zoning Jurisdiction              | Fresno County   |
|                    | Sphere of Influence                      | City of Reedley   |
|                    | Planning Area                            | City of Reedley   |
|                    | Within $\frac{1}{2}$ Mile of City Limits | Yes   |
| PLANNED LAND USE   | Land Conservation Contract               | No  |
|                    | Planned Land Use                         | Limited industrial  |
|                    | Site Preparation prior to Const.         | None  |
| UTILITIES          | Sewer Service                            | City of Reedley   |
|                    | Available Line Size                      | Adjacent  |
|                    | Distance to Existing Line                | 18 inches   |
|                    | Sewer Connection Charge                  | \$5.00 per front foot   |
|                    | Water Service                            | City of Reedley/WW fees   |
|                    | Available Line Size                      | 6 inches  |
|                    | Distance to Existing Line                | 600 feet  |
|                    | Storm Drain                              | City of Reedley   |
|                    | Master Plan Adopted                      | Yes   |
|                    | Charges                                  | \$995 per acre  |
|                    | Natural Gas Service                      |   |
|                    | Electrical Service                       | Consult local utilities   |
| TRANSPORTATION     | Telephone                                |   |
|                    | Rail Availability                        | Yes   |
|                    | Distance to Nearest Rail                 | Adjacent  |
|                    | Rail Type                                | Main  |
|                    | Rail Company                             | Southern Pacific  |
|                    | Adjacent Road Classification             | Collector proposed on G.P.  |
|                    | Nearest Major Intersection               | Dinuba & Frankwood  |
|                    | Distance to Intersection                 | 3/4 mile  |
| OTHER INFORMATION  | Nearest Major Highway                    | Manning Avenue  |
|                    | Distance to Highway                      | 1 1/4 mile  |
|                    | Total Tax Rate                           |   |
|                    | Tax Area                                 |   |
|                    | Other Districts                          | Alta Irrigation District<br>Midvalley Fire District<br>Kings River Cons. District |
|                    | Objectionable Easements On Site          | No  |
|                    | Name and Address of Present Owners       | Hiromi Shimizu<br>10442 S. East Avenue<br>Reedley, CA 93654                       |

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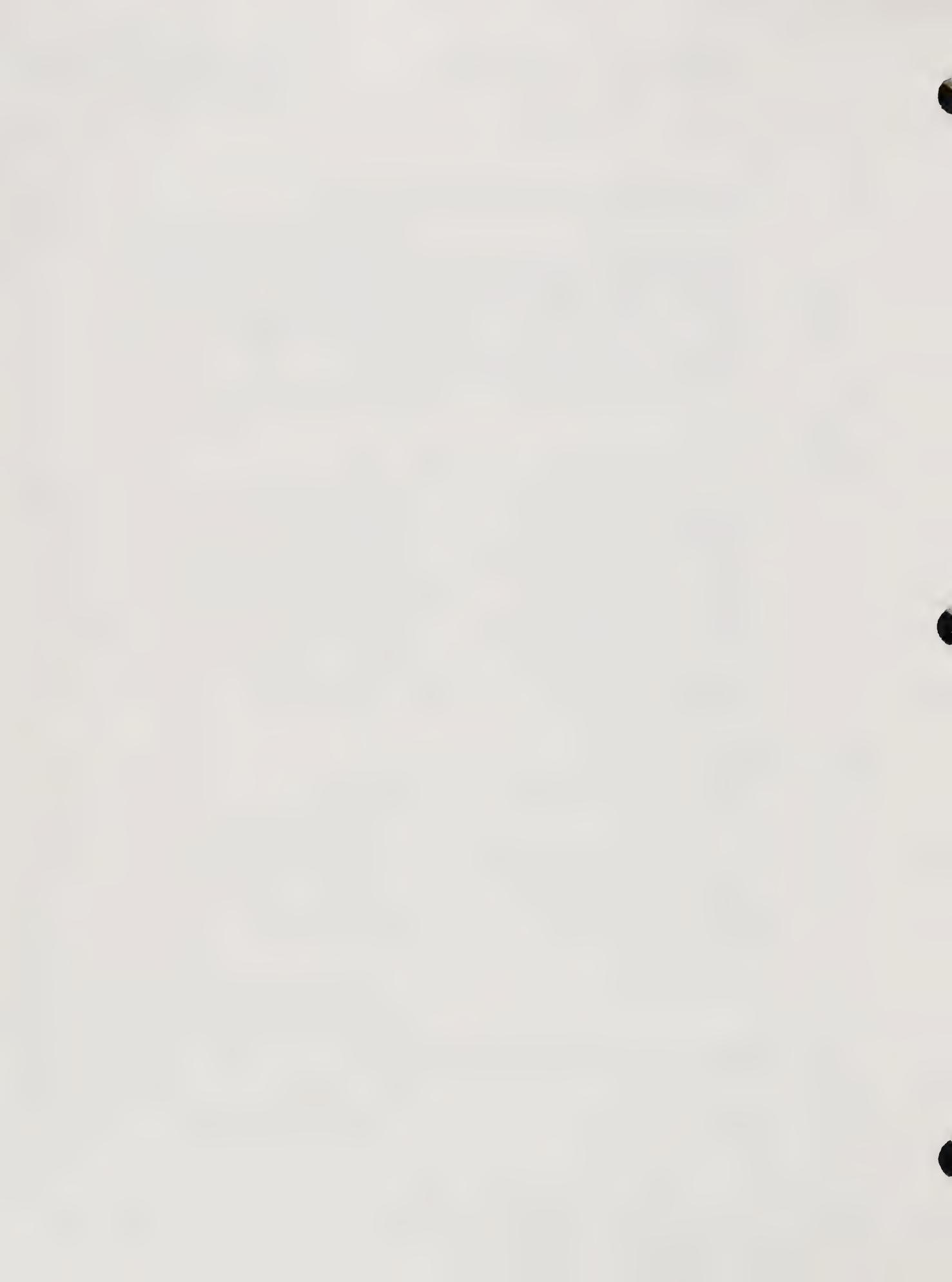
## INVENTORY OF INDUSTRIAL PARCELS

D-2

APN: 370-020-26  
 LOCALE: East Ave. S. of Shoemal  
 ACRES: 46.58  
 COMPILED: 4/4/84

|                    |  | INVENTORY DATA  |
|--------------------|--|---|
| PARCEL INFORMATION | Assessed Value                           | \$90,979  |
|                    | Parcel Location                          | Extension of East Avenue south of Shoemake  |
|                    | Existing Use of Parcel                   | Agriculture & 1 residence   |
|                    | Present Zoning Designation               | Prezoned - urban reserve  |
|                    | Present Zoning Jurisdiction              | Fresno County   |
|                    | Sphere of Influence                      | City of Reedley   |
|                    | Planning Area                            | City of Reedley   |
|                    | Within $\frac{1}{2}$ Mile of City Limits | Yes   |
|                    | Land Conservation Contract               | #5432   |
|                    | Planned Land Use                         | Limited industrial  |
| PLANNED LAND USE   | Site Preparation prior to Const.         | None  |
|                    | Sewer Service                            | City of Reedley   |
|                    | Available Line Size                      | 18 inches   |
|                    | Distance to Existing Line                | 1,800 feet  |
|                    | Sewer Connection Charge                  | \$5.00 per front foot   |
|                    | Water Service                            | City of Reedley/WW fees   |
|                    | Available Line Size                      | 6 inches  |
|                    | Distance to Existing Line                | 2,200 feet  |
|                    | Storm Drain                              | City of Reedley   |
|                    | Master Plan Adopted                      | Yes   |
| UTILITIES          | Charges                                  | \$995 per acre  |
|                    | Natural Gas Service                      | Consult local utilities   |
|                    | Electrical Service                       |   |
|                    | Telephone                                |   |
|                    | Rail Availability                        | Yes   |
|                    | Distance to Nearest Rail                 | Adjacent  |
|                    | Rail Type                                | Main  |
|                    | Rail Company                             | Southern Pacific  |
|                    | Adjacent Road Classification             | Local   |
|                    | Nearest Major Intersection               | Dinuba & Frankwood  |
| TRANSPORTATION     | Distance to Intersection                 | 3/4 mile  |
|                    | Nearest Major Highway                    | Manning Avenue  |
|                    | Distance to Highway                      | 1 1/2 mile  |
|                    | Total Tax Rate                           |   |
|                    | Tax Area                                 |   |
|                    | Other Districts                          | Alta Irrigation District<br>Midvalley Fire District<br>Kings River Cons. District |
|                    | Objectionable Easements On Site          | No  |
|                    | Name and Address of Present Owners       | Fred Nishida<br>10632 S. East Avenue<br>Reedley, CA 93654                         |
|                    |  |   |
|                    |  |   |

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## INVENTORY OF INDUSTRIAL PARCELS

D-3

APN: 370-020-25  
 LOCALE: East & Lilac  
 ACRES: 40.00  
 COMPILED: 4/4/84

|                    |  | INVENTORY DATA  |
|--------------------|--|---|
| PARCEL INFORMATION | Assessed Value                           | \$129,739   |
|                    | Parcel Location                          | Extension of East & Lilac   |
|                    | Existing Use of Parcel                   | Agriculture   |
|                    | Present Zoning Designation               | Prezoned - urban reserve  |
|                    | Present Zoning Jurisdiction              | Fresno County   |
|                    | Sphere of Influence                      | City of Reedley   |
|                    | Planning Area                            | City of Reedley   |
|                    | Within $\frac{1}{2}$ Mile of City Limits | Yes   |
| PLANNED LAND USE   | Land Conservation Contract               |   |
|                    | Planned Land Use                         | Limited industrial  |
|                    | Site Preparation prior to Const.         | None  |
|                    |  |   |
| UTILITIES          | Sewer Service                            | City of Reedley   |
|                    | Available Line Size                      | 18 inches   |
|                    | Distance to Existing Line                | 2,500 feet  |
|                    | Sewer Connection Charge                  | \$5.00 per front foot   |
|                    | Water Service                            | City of Reedley/WW fees   |
|                    | Available Line Size                      | 6 inches  |
|                    | Distance to Existing Line                | 3,000 feet  |
|                    | Storm Drain                              | City of Reedley   |
|                    | Master Plan Adopted                      | Yes   |
|                    | Charges                                  | \$995 per acre  |
|                    | Natural Gas Service                      |   |
|                    | Electrical Service                       | Consult local utilities   |
| TRANSPORTATION     | Telephone                                |   |
|                    | Rail Availability                        | Yes   |
|                    | Distance to Nearest Rail                 | 1,000 feet  |
|                    | Rail Type                                | Main  |
|                    | Rail Company                             | Southern Pacific  |
|                    | Adjacent Road Classification             | Local   |
|                    | Nearest Major Intersection               | Dinuba & Frankwood  |
|                    | Distance to Intersection                 | 1 mile  |
|                    | Nearest Major Highway                    | Manning Avenue  |
|                    | Distance to Highway                      | 2 miles   |
| OTHER INFORMATION  | Total Tax Rate                           |   |
|                    | Tax Area                                 |   |
|                    | Other Districts                          | Alta Irrigation District<br>Midvalley Fire District<br>Kings River Cons. District |
|                    | Objectionable Easements On Site          | No  |
|                    | Name and Address of Present Owners       | Hiromi Shimizu<br>10442 S. East Avenue<br>Reedley, CA 93654                       |
|                    |  |   |
|                    |  |   |
|                    |  |   |

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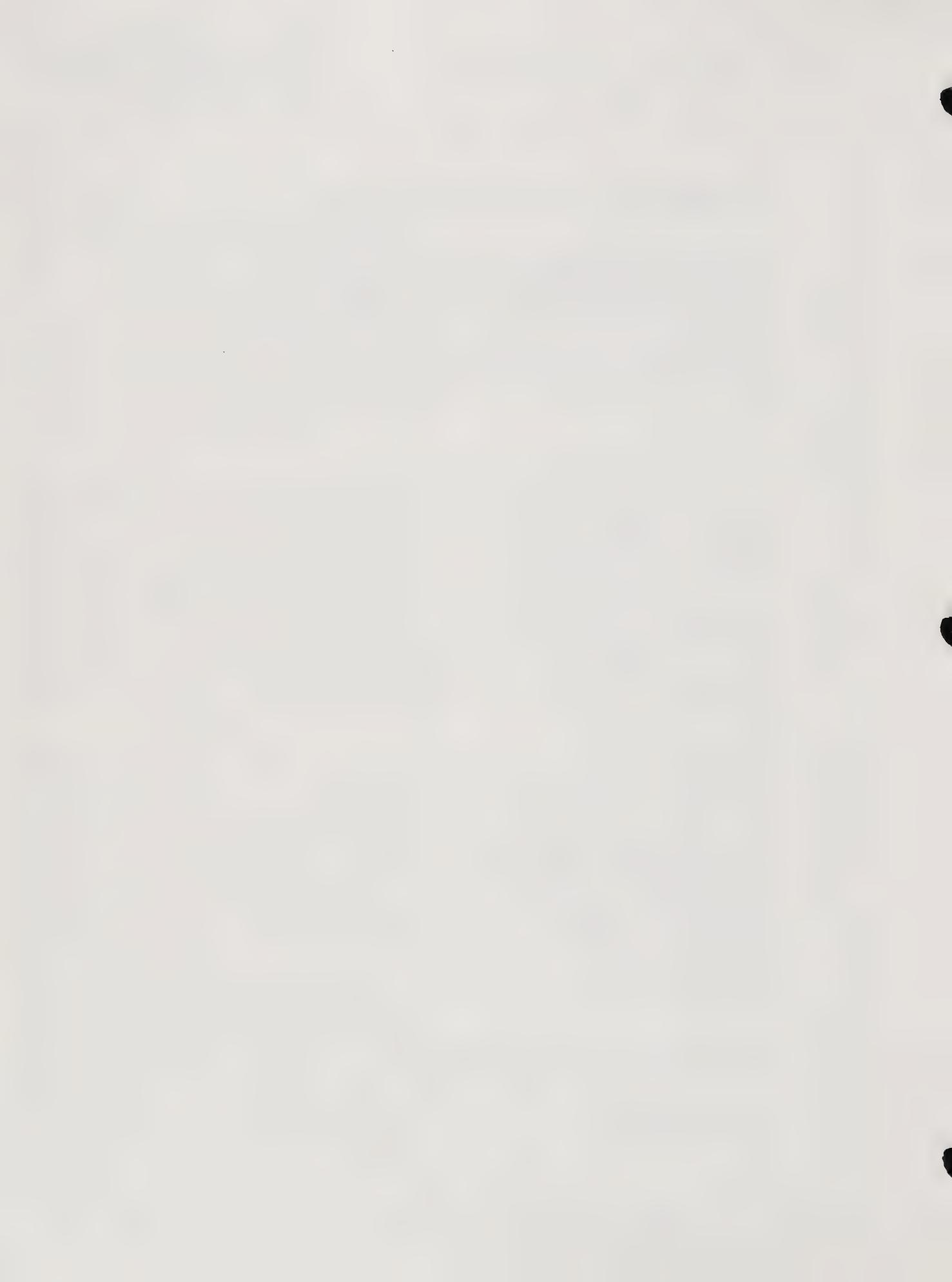
## INVENTORY OF INDUSTRIAL PARCELS

D-4

APN: 370-020-24  
 LOCALE: Lilac E. of East Ave.  
 ACRES: 21.31  
 COMPILED: 4/4/84

|                    |  | INVENTORY DATA  |
|--------------------|--|---|
| PARCEL INFORMATION | Assessed Value                           | \$98,755  |
|                    | Parcel Location                          | Lilac east of extension of East Avenue  |
|                    | Existing Use of Parcel                   | Agriculture   |
|                    | Present Zoning Designation               | Prezoned - urban reserve  |
|                    | Present Zoning Jurisdiction              | Fresno County   |
|                    | Sphere of Influence                      | City of Reedley   |
|                    | Planning Area                            | City of Reedley   |
|                    | Within $\frac{1}{2}$ Mile of City Limits | Yes   |
| PLANNED LAND USE   | Land Conservation Contract               |   |
|                    | Planned Land Use                         | Limited industrial  |
|                    | Site Preparation prior to Const.         | None  |
| UTILITIES          | Sewer Service                            | City of Reedley   |
|                    | Available Line Size                      | 18 inches   |
|                    | Distance to Existing Line                | 5,100 feet  |
|                    | Sewer Connection Charge                  | \$5.00 per front foot   |
|                    | Water Service                            | City of Reedley/WW fees   |
|                    | Available Line Size                      | 6 inches  |
|                    | Distance to Existing Line                | 5,600 feet  |
|                    | Storm Drain                              | City of Reedley   |
|                    | Master Plan Adopted                      | Yes   |
|                    | Charges                                  | \$995 per acre  |
|                    | Natural Gas Service                      |   |
|                    | Electrical Service                       | Consult local utilities   |
| TRANSPORTATION     | Telephone                                |   |
|                    | Rail Availability                        | Yes   |
|                    | Distance to Nearest Rail                 | 500 feet  |
|                    | Rail Type                                | Main  |
|                    | Rail Company                             | Southern Pacific  |
|                    | Adjacent Road Classification             | Local   |
|                    | Nearest Major Intersection               | Dinuba & Frankwood  |
|                    | Distance to Intersection                 | 1 1/8 mile  |
|                    | Nearest Major Highway                    | Manning Avenue  |
|                    | Distance to Highway                      | 2 1/8 mile  |
| OTHER INFORMATION  | Total Tax Rate                           |   |
|                    | Tax Area                                 |   |
|                    | Other Districts                          | Alta Irrigation District<br>Midvalley Fire District<br>Kings River Cons. District |
|                    | Objectionable Easements On Site          | No  |
|                    | Name and Address of Present Owners       | Jack W. Brandt<br>19555 E. Lilac<br>Reedley, CA 93654                             |
|                    |  |   |
|                    |  |   |

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## INVENTORY OF INDUSTRIAL PARCELS

D-5

APN: 370-020-23  
 LOCALE: Lilac east of East Ave  
 ACRES: 20.12  
 COMPILED: 4/4/84

|                    |  | INVENTORY DATA  |
|--------------------|--|---|
| PARCEL INFORMATION | Assessed Value                           | \$64,388  |
|                    | Parcel Location                          | Lilac east of extension of East Avenue  |
|                    | Existing Use of Parcel                   | Agriculture   |
|                    | Present Zoning Designation               | Prezoned - urban reserve  |
|                    | Present Zoning Jurisdiction              | Fresno County   |
|                    | Sphere of Influence                      | City of Reedley   |
|                    | Planning Area                            | City of Reedley   |
|                    | Within $\frac{1}{2}$ Mile of City Limits | Yes   |
| PLANNED LAND USE   | Land Conservation Contract               |   |
|                    | Planned Land Use                         | Limited industrial  |
|                    | Site Preparation prior to Const.         | None  |
| UTILITIES          | Sewer Service                            | City of Reedley   |
|                    | Available Line Size                      | 18 inches   |
|                    | Distance to Existing Line                | 5,800 feet  |
|                    | Sewer Connection Charge                  | \$5.00 per front foot   |
|                    | Water Service                            | City of Reedley/WW fees   |
|                    | Available Line Size                      | 6 inches  |
|                    | Distance to Existing Line                | 6,300 feet  |
|                    | Storm Drain                              | City of Reedley   |
|                    | Master Plan Adopted                      | Yes   |
|                    | Charges                                  | \$995 per acre  |
|                    | Natural Gas Service                      |   |
|                    | Electrical Service                       | Consult local utilities   |
|                    | Telephone                                |   |
| TRANSPORTATION     | Rail Availability                        | Yes   |
|                    | Distance to Nearest Rail                 | Adjacent  |
|                    | Rail Type                                | Main  |
|                    | Rail Company                             | Southern Pacific  |
|                    | Adjacent Road Classification             | Local   |
|                    | Nearest Major Intersection               | Dinuba & Frankwood  |
|                    | Distance to Intersection                 | 1 1/4 mile  |
|                    | Nearest Major Highway                    | Manning Avenue  |
|                    | Distance to Highway                      | 2 1/4 mile  |
| OTHER INFORMATION  | Total Tax Rate                           |   |
|                    | Tax Area                                 |   |
|                    | Other Districts                          | Alta Irrigation District<br>Midvalley Fire District<br>Kings River Cons. District |
|                    | Objectionable Easements On Site          | No  |
|                    | Name and Address of Present Owners       | Alvin Boldt<br>6266 Avenue 430<br>Reedley, CA 93654                               |
|                    |  |   |
|                    |  |   |

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## INVENTORY OF INDUSTRIAL PARCELS

D-6

APN: 370-020-22  
 LOCALE: Lilac east of East Ave  
 ACRES: 17.00  
 COMPILED: 4/4/84

|                    |                   | INVENTORY DATA                                      |
|--------------------|-------------------|---|
| PARCEL INFORMATION | PLANNED LAND USE  | Assessed Value                                      |
|                    |                   | Parcel Location                                     |
|                    |                   | Existing Use of Parcel                              |
|                    |                   | Present Zoning Designation                          |
|                    |                   | Present Zoning Jurisdiction                         |
|                    |                   | Sphere of Influence                                 |
|                    |                   | Planning Area                                       |
|                    |                   | Within $\frac{1}{2}$ Mile of City Limits            |
|                    |                   | Land Conservation Contract                          |
| UTILITIES          | TRANSPORTATION    | Planned Land Use                                    |
|                    |                   | Site Preparation prior to Const.                    |
|                    |                   | Sewer Service                                       |
|                    |                   | Available Line Size                                 |
|                    |                   | Distance to Existing Line                           |
|                    |                   | Sewer Connection Charge                             |
|                    |                   | Water Service                                       |
|                    |                   | Available Line Size                                 |
|                    |                   | Distance to Existing Line                           |
|                    |                   | Storm Drain   |
| OTHER INFORMATION  | OTHER INFORMATION | Master Plan Adopted                                 |
|                    |                   | Charges   |
|                    |                   | Natural Gas Service                                 |
|                    |                   | Electrical Service                                  |
|                    |                   | Telephone   |
|                    |                   | Rail Availability                                   |
|                    |                   | Distance to Nearest Rail                            |
|                    |                   | Rail Type   |
|                    |                   | Rail Company  |
| OTHER INFORMATION  | OTHER INFORMATION | Adjacent Road Classification                        |
|                    |                   | Nearest Major Intersection                          |
|                    |                   | Distance to Intersection                            |
|                    |                   | Nearest Major Highway                               |
|                    |                   | Distance to Highway                                 |
|                    |                   | Total Tax Rate                                      |
|                    |                   | Tax Area  |
|                    |                   | Other Districts                                     |
|                    |                   | Objectionable Easements On Site                     |
| OTHER INFORMATION  | OTHER INFORMATION | Name and Address of Present Owners                  |
|                    |                   | Alvin Boldt<br>6266 Avenue 430<br>Reedley, CA 93654 |

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